

## **Design Character**

The proposals are generally traditional in design.

The current application to construct a mansard roof onto the consented scheme is a typical roof form in the conservation area, it uses traditional high quality natural materials and would result in a built-form very similar to others immediately opposite and in the locality. In summary therefore the proposals would have no detrimental effect on the character of the conservation area.

The mansard roof will incorporate photovoltaic tiles which are designed to fit in with traditional slate roof construction and although clearly different in appearance to the slates, their use will not affect the profile, bulk or massing of the proposed mansard.

The use of natural slates for the general slopes together with lead cladding is common in the conservation area and consequently their use will not detrimentally affect the setting of the proposed roof.

In the organization of the front elevation facing Murray Street into 4 'bays', the consented scheme takes into account both the historical context of the buildings which stood on the site and the continuing grain and plot width of the buildings on Murray Street opposite.

## **Use**

The principle of change of use of the site to residential with employment generating use on the ground floor was established by the granting of planning consent ref .2007/5335/P on 16.04.08.

The planning consent of 16.04.08 provides a mix of 4 x 2 bed and 1 x 3 bed flat and 1 x studio.

The current application would provide for one additional residential unit – a 2 bedroomed flat of 94m<sup>2</sup> with amenity area of 8m<sup>2</sup> provided by a terrace facing Murray Street. The new flat would meet the internal space standards set out in the SPG.

## **Layout**

The mansard roof would cover the greater part of the floorplate to the western end of the site and is set back from the parapet already consented and rises at 70 degrees.

## **Scale**

The consented building is 3 storeys in height above ground level.

The long elevation showing the street scene of the Irish Centre and the large villa facing onto St Augustine's Road demonstrates that the height and scale of the proposals are in keeping with the general street scene and scale of buildings in Murray Street and the neighbouring road – St Augustine's Road.

Immediately opposite the buildings in Murray street are 3 storeys in height and many have a mansard roof extension making them 4 storeys above ground. The proposals would therefore be entirely in keeping with the scale and bulk of the existing streetscape.

The proposed additional storey is 2300mm high internally which is the minimum height for such an additional storey.

The consented scheme contains an 1100mm high upstand for the incorporation of a green roof. The proposed mansard would be set behind this thus the height of the consented parapet would significantly reduce the impact of the bulk of the proposed mansard.

### **Appearance**

The provision of a mansard roof extending over the 3 bays of the consented elevation would serve to unify the elevation and to reinforce the effect of a continual terrace – matching the rhythm of the buildings opposite.

Two pairs of dormer windows are situated above and in line with the second floor windows to the southern two bays of the consented elevation. This further maintains the rhythm of the elevation and again reflects that opposite. To the northern end of the proposed Murray street elevation a single dormer is located above the set back second floor elevation - thus drawing a distinction between this end of the building and the façade which is hard against the back of pavement line.

The proposals pay respect to the urban grain of Murray Street and use generally traditional materials with the exception of the photovoltaic tiles.

In character the proposals are exactly the same as those granted consent ref 2007/5335/P with the exception of the addition of a slate clad mansard roof extension.

Many of the houses in the terrace immediately opposite the application site in Murray Street have traditional slate clad mansards. The application proposals would be less high than these existing roofs.

### **Sustainable Design and Construction Statement**

The scheme has been designed in accordance with Code for Sustainable Homes and achieves level 6 of the Code. A copy of the BREEAM assessment and report undertaken by Briary Energy Consultants forms part of this application.



The mansard roof although generally clad in slate will also contain photovoltaic tiles as well as high levels of insulation resulting in a carbon neutral building.

### **Residential Amenity**

The face to face distance between the proposal site and the north elevation of the terrace to the south side of Murray Street is 18 metres – a condition which is extant at ground level. 18 metres would normally be considered an acceptable distance between the windows of flats especially when taken in the context of the existing urban grain.

In terms of privacy therefore there can be no demonstrable harm to the occupants of the flats to the upper floors of the terrace on the south side of Murray Street.

Daylight and sunlight : Taking the 20 degree rule of thumb angle from the centre of the first floor window in accordance with BRE document *Site Layout Planning for Daylight and Sunlight : a guide to good practice*, this easily clears the 'ridge' of the proposed mansard at 17a.

A separate Daylight Sunlight report has been prepared by CHP Chartered Surveyors dated 28.11.08 which forms part of this application. The report demonstrates that the proposed mansard roof will have no adverse effect on the daylight and sunlight of adjacent properties.

### **Landscaping**

A 'green' roof is proposed for the whole of the 'flat roof' area contained above the mansard. Details of the proposed Alumasc extensive green roof system are included with the application.

Specific measures will be taken to ensure the protection of the mature plane tree adjacent to the site – both during construction and in the permanent state of the building.

### **Access**

Vehicular access to the site will remain unaffected by the works.

Access to Public transport is very good with bus stops in Agar Grove and Camden Road both with very frequent services. Camden Road Network Rail overground station with the north London Line is only 5 minutes walk away and Camden Town Underground Station is 10 minutes walk away.

Cycle parking : secure cycle parking for 7 cycles is provided for in the basement and at ground floor level as indicated on the drawings.

Inclusive Access : the proposals provide for level entry wheelchair suitable access to both residential and live work elements of the scheme.

A disabled persons standard lift is proposed to provide inclusive access for the upper parts.

### **Lifetime Homes**

The new flat is designed to have inclusive access with particular reference to the relevant requirements of the 'Lifetimes Homes' standards namely :

1. There is no car parking : the scheme is a car free scheme.
3. The new approach to the residential element of the site is level entry with a level entry threshold.
5. The lift provided will be fully wheelchair accessible.
6. The width of doorways and hallways shall be as described in the lifetimes homes standards.
7. Turning spaces for wheelchairs are provided in living rooms and adequate circulation space elsewhere.
10. A wc will be provided on each entry level- all flats are accessed from the lift.
12. No stair lift is required as the flats are served by a wheelchair accessible lift.
- 14 Bathrooms will be designed to 'lifetime homes' standards accessible lift.
15. Living room glazing shall be max 800mm above FFL and easy to operate.
- 16 Switches and sockets shall be at an appropriate height in accordance with Part M.
- 17 There is no requirement for the flat to be designed to full wheelchair standards.