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Date: 24 October 2006

**Design Access Statements
In Support of Planning Application for
7, Birkenhead Street, London W1**

Development: Erection of a Mansard Roof Extension to Provide 3 Additional Bedsits

The flat roofed, brick faced, three storey listed building consisting of 14 bedsits and 2 studio flats located on Birkenhead Street. It is a positive characteristic that the building is close to important public transport nodes, a broad range of community, retail and open space facilities and located within a long established residential street. This proposal for providing three additional bedsits within this long established residential street should be viewed favourably for the following reasons.

The adjoining and opposite buildings are already higher than the building. Some of the adjoining and opposite buildings which have the same characteristics as 7 Birkenhead Street have already been extended with mansard roof extensions similar to the one proposed at 7 Birkenhead Street, London W1. Therefore extending the building with a mansard roof and providing three additional bedsits within this roof does not affect any adjoining or opposite premises. The proposal will also provide the refurbishment of the flat roof of the building which is in a rather dilapidated condition. The materials which will be used are carefully detailed to match to the existing and adjoining premises. Proposed mansard roof extension will add to the character of the building and will improve and complete the appearance of the street with this visually attractive development.

The proposed bedsits would be constructed and detailed to a high standard of design and by respecting the existing characteristics of the building as detailed on drawings. The proposed mansard roof and bedsits would replace a rather dilapidated flat roof. There is a longstanding and durable need for high quality and economical bedsit accommodation in the area which is close to important public transport nodes and a broad range of facilities. The proposal addresses this need and being of a high standard of design and material detailing, would present a sustainable development. By virtue of compact design and careful material detailing, energy efficiency would automatically result. The proposed development integrates with the local character of the area in terms of massing, scale and positioning. Satisfactory level of sunlighting, daylighting, privacy and outlook would exist both to the proposed bedsits and to neighbouring buildings. The proposed bedsits do not overlook to any other adjoining premises.

It is considered that the statement above illustrates compliance with the policy requirements of the London Borough of Camden. On a broader level and with regard to the specific characteristics of the application site, it is felt that the proposed development would be a long lasting improvement in terms of appearance and usage. Accordingly, the applicant trusts that the application may continue to be viewed favourably.