

Design, Access and Visual Impact Statement

**Applications for Planning Permission Consent for the extension of
existing roof room and alterations to**

Flat 2, 38 Greville Street, London, EC1N 8PJ

Introduction

Purpose of the Statement

This Design, Access and Visual Impact Statement has been prepared on behalf Mr J Cohberg and accompanies applications for full planning permission consent for a modest addition to the property No. Flat 2, 38 Greville Street.

This Statement provides an assessment of the proposed development in terms of design, access and visual impact. It outlines the design rationale that underpins the scheme. It demonstrates that the proposed works are based on a considerate and sensitive design process and a sustainable and equitable approach to access.

Project Team

- Client: Mr Johann Cohberg
- Architect and Interior Design: APD Interiors Ltd; and
- Planning and Heritage Consultant: Nathaniel Lichfield and Partners (NLP).

Context

38 Greville Street

38 Greville Street is a converted warehouse / office building built around 1930 and is an infill into a row of terraced buildings currently used as offices (previously residential apartments). Constructed of Red brick with supported plaster parapets, with ornate corbels and scrolls, with the roof obscured from ground level by a parapet. It is three storeys (with a small existing roof terrace/conservatory), with 6 casement windows on the first storey and two windows on each of the upper storeys. The first floor comprises of 2 sash windows of a combination of 6 panels in the upper sash and 1 large panel in the lower sash. The top level comprises of two dormer windows, of casement style in wood. They are slightly protruding, but are obscured by a parapet from street level and furthermore by the tree canopy in the street below. The whole roof line is set back within the gable ends by a distance of approx. 700mm. The neighbouring buildings protrude past the Gable ends of number 38 as can be seen in picture Appendix 1. The entrance is a large commercial arch, plastered up to the base of the first floor windows cills. There is a slightly ornate "keystone" motif in the centre of the arch. All the windows are rectangular in shape, with those to the first and second floors being set back into plain brick reveals.

Currently used as a family home by the same family since 2001. The family consists of two busy professional dancers, who regularly entertain large groups.

Currently the principle areas that are used by the family are the bedrooms (two) which are on the fourth floor and the lounge area again on the fourth floor. The Third floor (not in plans) is set out as the kitchen and work space. The property is surrounded by other tall buildings and the light into the property is not of the finest and artificial light needs to be applied regularly, with the obvious CO₂ impact this has.

The existing terrace room was added recently (in the last 15 years) and this can be seen quite clearly by the mode of construction and the brickwork.

The proposed extension seeks to sensitively enhance the existing residential accommodation within this property and improve the unused terrace area, to make this a usable and livable space and correct the existing shortfalls in the accommodation. In addition the proposed change keeps intervention to historic fabric and the plan form of the property to a minimum. The proposals respond directly to the needs of the long term occupiers and will allow the family and others in subsequent generations to come to enjoy the building in its current use, i.e. as a residential dwelling.

Hatton Garden conservation area

The Hatton Garden Conservation area, was first muted in 1976, and is based around the site of the estate of the old Bishop of Ely (12-13th century). In 1570, Christopher Hatton created his own residence having acquired most of the Ely estate. During the 17th Century due to pressure for housing, the construction of the residential Estate grounds began, (17th Century). By 1666 the surrounding area, is almost fully developed. In 1796 the estate was complete and a church was built at number 43 Hatton Garden. By 1760, the last descendant of the Hatton family had passed away and the Estate was sold on house by house. During the nineteenth century large areas of this estate had fallen into disrepair and the roads could not cope with the increased traffic. In addition, there were many areas, which were not of good character, for example Saffron Hill, where Faggin from Oliver Twist was supposed to have lived.

The character and special interest of the Hatton Garden conservation area is defined largely by the quality and variety of the buildings and uses, as well as the unique pattern of the streets. There are also a number of 20th century developments which contribute positively to the character and appearance of the Conservation Area.

The area closest to the proposed development is made up of terraced tenements of 3-4 storeys in height and date from the early 20th century. Their Apparent uniform design on the ground floor, most are shop fronted, belie the variety of construction and outward appearance from floors 1 upwards, which range from

london yellow stock, to red stock, to stucco, while directly opposite is a large brutal post war housing estate, in modern red brick. The street is tree lined which softens the impact of the different types of architecture mixing together.

Proposed Development

Introduction

The current property has an existing terrace room that is too small to be of any use. The current owners would prefer to extend this across the roof in its existing planar to meet the gable end of the building opposite. This would allow better entertaining and work space, allowing the residents a small “dance” studio” if required, while at other times an area for entertaining and relaxation. The current property does not have much light penetration due to the surrounding properties and the internal design.

The proposals therefore include the enlargement of the upstairs terrace room by increasing the existing wall length to meet the opposite gable end. The extension walls would be made of structural glass, which is seen as a light weight infill method of extending properties, and this method is supported by English Heritage in their guidance on modernising historic structures.

The design has evolved over a period of months from the original design which was to be of total timber frame construction with slate hanging tiles (to match existing) to its present form. The principle design requirement being that the home is updated slightly to cope with the needs of the modern family and to allow in substantially more light.

This has required a design that enlarges the terrace room and creates a space where the family can congregate together & relax with more natural light.

Design

Following preliminary consultation with NLP the original design proposed the same footprint / layout as the current design, but in order to keep the building in keeping with it’s neighbouring surroundings, the designers proposed to build the extension in matching timber with salte overhang, with abutting sliding width doors, on each wall. Following on from the preliminary consultation with NLP and APD Interiors other heritage advisors it was felt that the design for the extension required the use of glass extension infill to the walls of the extension with a solid roof in order to reduce heat loss.

The glass walls, would allow in necessary light, reducing the need for lots of lighting, reducing therefore the CO₂ output of this property. Furthermore as they are transparent the visual footprint from neighbouring properties would be minimised.

A Pre-application meeting was held with Camden Council and following that meeting the plan was re-worked to reduce the scale and visibility of the scheme.

The clients also wanted to be able to walk on the roof of the extension so it is proposed that as part of this extension we would add a safety rail to the top of the roof area, so that the residents could walk on the roof in safety. This however is an OPTIONAL requirement and can be removed from the plans if it is deemed unacceptable.

During the day the proposed extension is only overlooked by offices, while at night times and weekends, the extension would only be overlooked by a few residential flats on the same flooring level in the housing estate opposite. There would be no to little light spill from the property into neighbouring properties

- as a consequence of the use of the other properties being principally offices,
- their distance from the proposed extension
- and the tree canopy in the street, reaching up to this level.

Materials

All products where possible will be of a reclaimed nature . All glass will be of structural weight and feel with high UV ratings to reduce heating requirements.

The roofing will be constructed in materials to match the existing.

All new pipe work will be of construction to match the existing, and old pipes removed will be re-used for any new pipe work that is required.

Amount

The terrace room would gain an extra 10m² of living space and this would be used as a relaxation space, and possible small dance studio.

Siting and Layout

The proposed works are confined to the roof of the building and no alterations are proposed to the front or rear façade. The works are set from the edge of the roof line (front) by a distance of 3.8 metres and are not visible from street level in any shape of form. They are set back 6 metres from the edge of the rear of the property.

No works that will adversely affect historic fabric are proposed. Affixation of the roofing will be done by jiffy hangers, with removable flashing. The minor areas of historic fabric affected are limited to small areas of stock brick that do not actively contribute to the significance of the building.

Scale

The extension is small in nature and would not be visible from any of the neighbouring properties except from their upper storey windows, where the existing terrace room is visible at the moment. It does not extend beyond the existing building line on any of the neighbouring properties. In addition the extension is confined to the roof of the property.

The extension is below the height of the neighbouring properties roof lines, so does not alter the roof line.

Sustainability

The new extension is to be made of recyclable glass, with sustainable timber used in the roof area, with lining and insulation, sufficient to comply with latest building regulations.

All products used in the construction will be of a sustainable nature where possible and all the glass will have a low U number to ensure maximum heat retention, reducing the impact of CO2 emissions and the environment. Furthermore by allowing in more natural light less artificial light will be needed to be used in the property for lighting.

Planting and Landscaping

There are no planned changes to any landscaping

Consultation

The owners of the Property are serious about conservation and are committed to the sensitive preservation of this property whilst ensuring that the building remains a practical and habitable family home that preserves the significant character of the area and the significant features of the property.

Pre-Application Consultation with London Borough of Camden

Following preliminary consultation with Camden Planning department, the original design proposed the same footprint / layout as the current design, but with a permanent glass roof terrace on top of the proposed extension. It was felt that this was too obtrusive, so the design has been re-worked to reduce the impact of this extra terrace. We have shown in 3d form in the appendix, that the impact of the extension is minimal in terms of visual impact. This has been reflected on the plans.

In order to preserve as much of the original structure as possible the extension will be made of glass, "hung" timber / felt roof. The glass would allow in necessary light, reducing the need for lots of lighting, reducing therefore the CO₂ output of this property.

Consultation with Neighbours

The owners are also committed to ensuring that other local residents and their immediate neighbours are consulted in relation to the proposals and have discussed the proposals with the residents of their building. Unfortunately the landlords of the neighbouring properties are corporations and the Cohbergs have been unable to contact them to discuss their plans on a face to face basis, but notices of this application have been sent. It is felt however that as these are office buildings, there should be no objections, as the impact of the Extension to these buildings is non-existent, suffice for a small party wall award.

Planning Policy

In accordance with NPPF and the Camden LDF we have ensured that the development takes into account the proposed new use and its impact on the heritage asset in its wider context. It is not felt that the proposed development will materially impact the existing heritage asset in fact it is felt it will enhance it.

Analysis

Design

Glass V Brick Extension:-

Using glass as an extension would ensure that the new addition does not damage the way that the property is viewed externally. It would allow light and space to permeate into what is currently quite a dark area (particularly the stairwell), the lighting is currently always on in this area in order to provide sufficient lighting to read or live by. Glass is a lightweight fabric in terms of look and will not deviate from the character of the property. By adding glass, we further remove the need for extra lighting, reducing the CO2 footprint of the property.

If this were done in more traditional materials the extension would appear a lot heavier, although would fully match the original structure and appear as though it had always been there. However the lighting requirements would be higher and would have a greater effect on the CO2 footprint.

Visual Impact on the Character and Appearance of the Hatton Garden Conservation Area.

As you can see from the photographs and 3d plan at the end of this document, it can be seen that the proposed extension will preserve the character and appearance of the Hatton Garden Conservation area and will have no effect on public views of the property from surrounding streets. Where the proposed alterations are visible as private views these are mitigated by the fact that the surrounding properties are predominantly offices and the proposal is blocked by the canopy of the existing trees in Greville Street

The proposals are therefore considered acceptable in relation to their effect on the character and appearance of the Hatton Garden Conservation Area.

Residential Amenity

Although a terraced property the Extension cannot be overlooked by any neighbouring property except as already mentioned from the upper floor windows of those properties. It retains great privacy and there is good sunlight to it. Furthermore the extension does not affect the sunlight into neighbouring properties due to the orientation North / South

Impact on Existing Trees and Garden

The proposal does not require any works to, or loss of, existing trees.

The proposals are therefore considered acceptable in relation to their effect on existing trees and planting.

Lighting

No additional external lighting is proposed as part of the applications.

At night the light spill from the extension would be limited:-

- as a consequence of the use of the other properties being principally offices,
- the distance of other properties from the proposed extension
- and the tree canopy in the street, reaching up to this level.

Access

The property benefits from good proximity to public transport including rail and bus service, with frequent buses to St Pancras, Kings Cross and the City. The rail station of Farringdon Road is but a short walk away or 12 mins by wheelchair.

There is a flight of stairs to enter the property but unless a Stairlift is installed, this property is not suitable for wheelchair bound people without substantial alterations.

However the Head Designer of APD Interiors is a left leg amputee and could negotiate the property without difficulty.

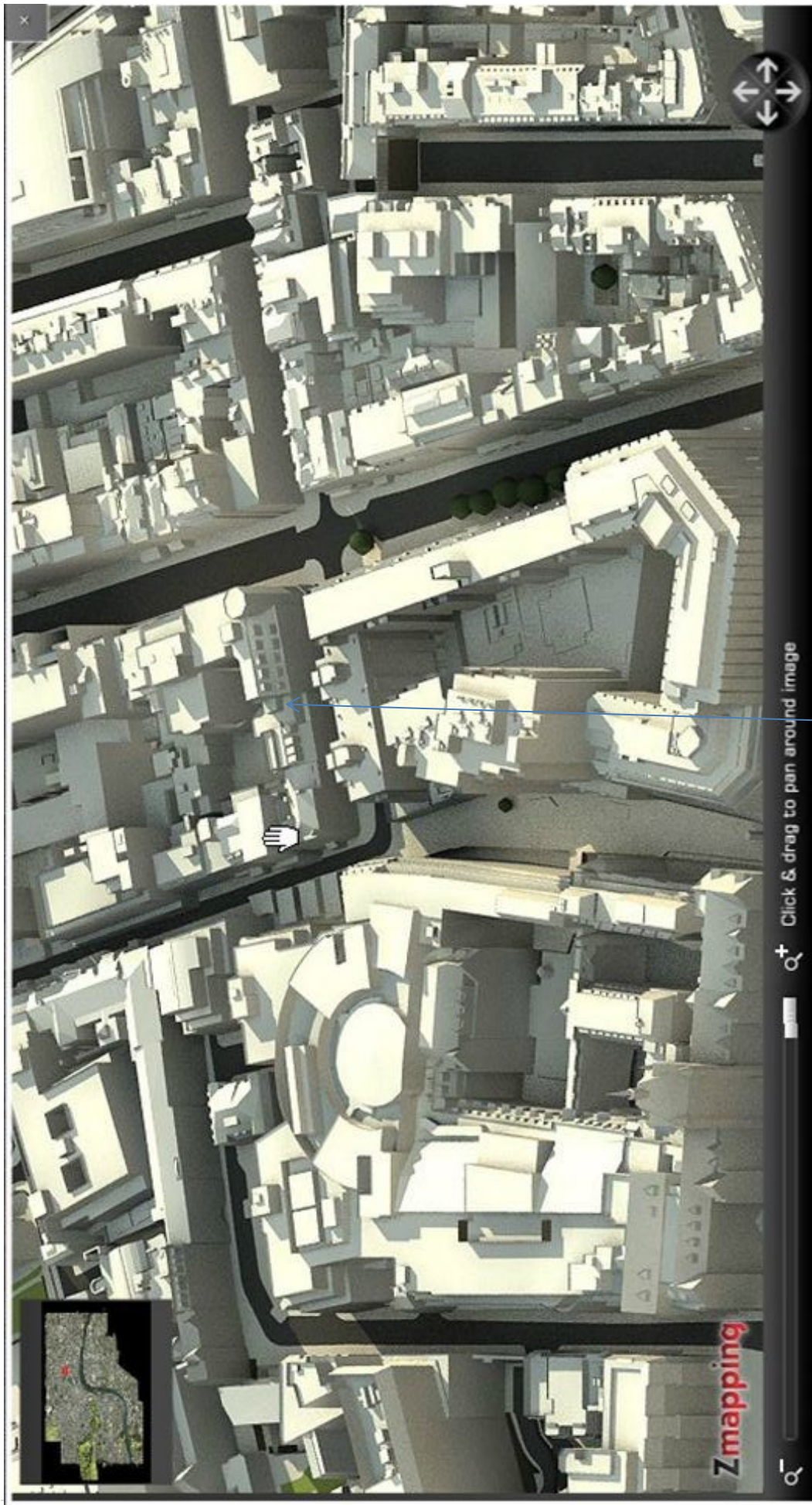
Conclusion

The proposed development has been sensitively designed in relation to the property's context and directly addresses the design and significance of the surrounding heritage assets including the building itself. The proposals will preserve the special interest of the building whilst enabling the property to be retained and practically used in its current state, as a single family apartment.

The external alterations proposed respect the existing design, and balance the need for historical integrity against the visibility of the proposed works in relation to the setting of nearby buildings and the character and appearance of the Hatton Garden Conservation Area. The alterations proposed relate sensitively to the original building and will incorporate reclaimed and matching materials and finishes both externally and internally.

The plan form and spatial dimensions of the building will remain largely intact and works are confined to the roof area which does not retain any elements of significant historic value.

It is therefore concluded that the proposals comply with national legislation as set out in the Planning (Listed Buildings and Conservation Areas) Act, 1990, NNPf 2012 (PPS5 superceded) and the policies of the adopted Camden LDF Core Strategy.

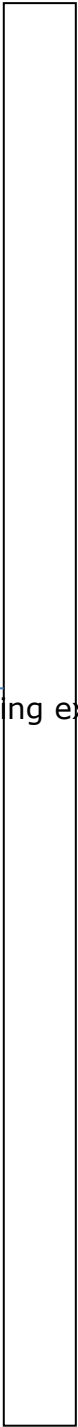


Property location.
terrace is at the end
arrow.

3d Model showing how existing properties look in Greville Street. Can be clearly seen that proposed extension has little to no visual impact.



Aerial photo of Greville Street showing existing extension



Appendix 1 – Schedule of Proposed Works

Front Façade

- See Roof Area for alterations to Front Façade. (it is debatable if these alterations change the front façade)

Rear Façade

- See Roof area for alterations to Rear Façade. (it is debatable if these alterations change the rear façade).

Roof area

- Removal of existing non-functioning “light well” (see plan) and closing of hole.
- Removal of existing frontage of existing extension.
- Installation of new sloping roof to connect to existing extension roof.
- Installation of two side glass panels and doors to connect from existing side walls of existing extension to gable end of opposite property