



Planning and Design and Access Statement

8 Estelle Road, Camden, NW3 2JY

Roof terrace above rear extension

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Introduction

This Planning, Design and Access Statement has been prepared by 4D Planning Consultants LTD on behalf of Mr Massimo Pinzani of 8 Estelle Road, Camden, NW3 2JY.

This document accompanies the planning application for the creation of a roof terrace at the above property.

The purpose of this statement is to demonstrate that the proposal:

- Will not detract from the character and appearance of the Conservation Area in which the development is proposed.
- Will protect and enhance residential amenity.
- Represents quality design appropriate to the original building.

Existing Site and Context

Property

8 Estelle Road is a three-storey terraced house on the east side of the street, the fourth in a block of six. The house has a two-storey rear extension, understood to be original, with a roof terrace above the first storey of the extension. There is a shorter rear extension at the second floor, with a flat roof. The original building and the rest of Estelle Road were erected at some point between 1882 and 1899.

Surrounding Area

The terraced houses on Estelle Road, Rona Road and Courthope Road were developed together and exhibit a consistent design, including three storeys, prominent chimney stacks, double-height bay windows, and recessed porches.

Estelle Road is located in the Mansfield Conservation Area, in the north-east of Camden. The Grade-II* listed All Hallows Church is a short distance to the north-west of the site.

The wider area is largely suburban in character, mainly comprising Victorian terraces to the east and west, and 20th century social housing to the immediate south. Hampstead Heath lies to the north.



View of the property (left) from Estelle Road.



Aerial view of the site (outlined in red) and surrounding area looking west, highlighting in green the frequency of rear roof terraces at houses on Estelle Road and nearby streets. Rooflights and dormer windows are also very common alterations to the original houses.

Site Photos



View of the rear field of the main roof and the edge of the flat roof from below. A terrace window will be installed to the left of the existing dormer window.

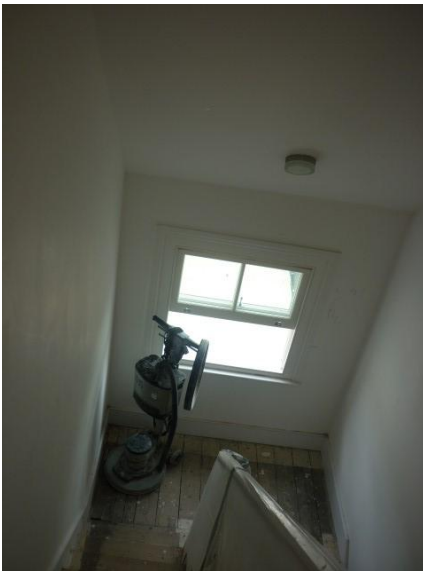


Existing sash window overlooking the flat roof. Access to the terrace will be via the terrace window installed here, replacing the existing window.



Views of the flat roof. Black railings will be installed around the edge. Decking will be installed to the roof surface.

Existing window overlooking the flat roof. This will be removed, and the main roof will be reconfigured, to accommodate a terrace window.



Internal view of the existing window. The terrace window proposed to be installed here will allow access onto the roof terrace, using folding steps to step up the level of the flat roof.



Neighbouring rear roof terrace at 12 Estelle Road. The proposed railings will be similar in appearance to those shown.

Proposal

The proposal is to make alterations to the existing building to create a roof terrace using the flat roof above the second floor rear extension. This will be achieved by the following works:

- Removal of the existing rear window above the flat roof, and reconfiguration of the existing roof to install a structural steel beam, to allow for a Velux terrace window to be inserted. It is necessary to fit the terrace window into the roof in order to provide sufficient headroom for comfortable access.
- Installation of folding steps from the stairs landing up to the new terrace window to provide access from the stairs landing above the second floor.
- Installation of safety railings around the edge of the flat roof. These will be steel painted black to match the appearance of those fitted to roof terraces at neighbouring properties.
- Installation of timber decking on the flat roof.

Planning Statement

1. National Planning Policy Framework (2012)

The Presumption In Favour Of Sustainable Development

The National Planning Policy Framework states that there is *“a presumption in favour of sustainable development”*, and that for planning authorities this means *“approving development proposals that accord with the local development plan without delay.”* The sections below will demonstrate that the proposal accords with the local development plan.

Amongst **the 12 planning principles** set out by the NPPF, it is stated that planning should:

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs”, and
“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”, and
“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”, and
“actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling”.

Conservation of the historic environment

Paragraph 128 states that planning authorities *“should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance”* and that in determining applications, they *“should require an applicant describe the significance of any heritage assets affected, including any contribution made by their setting.”*

2. The London Plan (2011)

Policy 7.6 Architecture states that buildings and structures should *“be of the highest architectural quality”* and *“not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate”*. The proposal will not be detrimental to these aspects of neighbouring amenity.

Policy 7.8 states that *“Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”* As the proposed conservatory will be out of view from any public viewpoint, it will not affect the setting or any views of the nearby listed church.

3. Local Policy

The local development plan comprises policies contained in **Camden's Core Strategy** (2010). Further guidance is provided by the **Development Policies** (2010) and **Planning Guidance 1 Design** (2011) and **Planning Guidance 6 Amenity** (2013). Guidance on the character of the area is provided by the **Mansfield Conservation Area Appraisal and Management Strategy** (2008). The proposal has been developed with consideration to these documents.

Camden's Core Strategy (2010)

Policy CS5 Managing the impact of growth and development states that:

"The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities"

Policy CS14 Promoting high quality places and conserving our heritage states that:

"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

a) requiring development of the highest standard of design that respects local context and character;

b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;

c) promoting high quality landscaping and works to streets and public spaces;

d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible..."

Development Policies (2010)

Development Policy DP24 Securing high quality design states that:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used”*

The proposed alterations, required to allow the safe and comfortable use of the flat roof as a roof terrace, will be minor in scale relative to the original building. The alterations will be carried out using high-quality materials and fittings, using styles and finishes that are sympathetic to the character of the original building. The railings will be black painted steel, invoking the Victorian character of the house. The terrace window will have a low-impact design, protecting the character of the building.

Development Policy DP25 Conserving Camden’s heritage states that:

“In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area...”*

The proposal has been developed with consideration to the impact on the character of the conservation area, as detailed below.

Development Policy DP26 Managing the impact of development on occupiers and neighbours states that:

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;” ...*

“We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space...”*

The proposed alterations will enhance the amenity enjoyed by the current and future occupants of the building by providing additional outdoor amenity space. The creation and use of the roof terrace is not expected to have an impact on the amenity of the occupants of neighbouring buildings in terms of privacy or overlooking. The roof terrace will have no impact on natural light, outlook or noise.

The **Mansfield Conservation Area Appraisal and Management Strategy** (2008) has Estelle Road as part of sub-area 2 of the conservation area, described as the late Victorian core. The houses on Estelle Road were completed by 1899. The appraisal describes the character of this part of the conservation area as follows:

“The majority of residential properties within this sub area conform to one basic plan form and period of development. The main building type is the three storey house, without basements, which generally forms part of a terrace... The buildings are flat fronted with a projecting bay window over two storeys, recessed paired entrance doors, visible pitched roofs and prominent chimney stacks and party walls, and original two or three storey part width rear extensions. The quality and variety of materials and level of detailing applied to each terrace gives an indication of its original status within the hierarchy of the estate.”

In terms of architectural style, the appraisal describes the Classical/Venetian Gothic characteristics which houses in the area exhibit as follows:

“The elevational treatment of these residential properties is eclectic, and in line with architecture fashion of the time, both Classical and Venetian Gothic influences are evident. These properties are generally constructed in red or yellow brick with white painted stucco decoration to porches and window surrounds.

Classical design elements include a regularly designed façade and floorplan, panelled front doors, timber sliding sash windows and brackets to projecting window ledges and overhanging eaves. Windows are grouped to bays at ground and first floor levels and are separated by stone columns or pilasters with an entablature above. Similarly, front door recesses are enclosed by columns or pilasters with an entablature above that may be topped by a pediment over each door opening or over pairs of openings.

One of the most distinctive Venetian Gothic characteristics is the use of contrasting colours to the front elevation, including multicoloured brickwork courses and brick arches, pavement tiles, caustic tiles to entrance recesses, and leaded and coloured glass to windows and doors. Other gothic influences include foliage detailing to column capitals, decorative brick panels, gables, decorative ridge tiles, and prominent chimney stacks. Some properties also have pure Venetian windows at second floor level, with three lights grouped together and capped by Romanesque arches supported on capitals of carved foliage.”

The property demonstrates a number of these architectural characteristics, including the sash windows. The proposal will require the removal of a small sash window as noted above. Given its size and location away from public viewpoints, it is considered that this window does not make a significant contribution to the visible appearance of the building or the character of the conservation area. Its removal would therefore not be detrimental to these considerations.

The management strategy notes that the area *“retains its clearly visible historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted”*

The proposed alterations to the roof will preserve the roofline, and will be developed using high quality materials including a low-profile design terrace window. Thus the proposal will not detract from the contribution the roof makes to the character of the conservation area.

The conservation area appraisals notes a number of key views and focal buildings that contribute to the character of the area, including views of the nearby All Hallows' Church. The proposed development will have no impact on any of these.

Planning History

Application reference 2009/5314/P: Additions and alterations to include the erection of a single storey side and rear extension and a second floor rear extension in connection with the change of use from single family dwelling into 6 bedroom HMO at first, second and third floor levels and 2 self contained flats at basement and ground floor levels including the creation of a basement with front and rear lightwells. Registered 2/12/2009. **Decision: Granted subject to a Section 106 Legal Agreement.**

Application reference E10/2/30/34846: Erection of a tank room at rear second floor level and associated works including the raising of the rear addition parapet wall by 300 mm. Registered 28/8/1982. **Decision: Conditional**

Drawings

A-0G-00 Existing Ground Floor Plan

A-01-00 Existing First Floor Plan

A-02-00 Existing Second Floor Plan

A-0M-00 Existing Mezzanine Level Plan

A-0L-00 Existing Loft Plan

A-0R-00 Existing Roof Plan

A-65-00 Existing Demolition Section A-A

A-75-00 Existing Demolition Front/Rear Elevations

A-76-00 Existing Demolition Side Elevations

A-0M-01 Mezzanine Level Plan - Proposal

A-0L-01 Loft Plan - Proposal

A-0R-01 Roof Plan - Proposal

A-65-01 Section A-A - Proposal

A-75-01 Front/Rear Elevations – Proposal

Design

Design Principles

The proposal has been designed to improve the residential amenity of the property without harming the character of the original building, and whilst preserving the character of the conservation area.

Amount

The proposal will provide approximately 10.5m² of additional outdoor amenity space.

Access

Access will be via the terrace window from the stairs landing above the second floor. Folding steps will ease access to the terrace.

Materials

The proposal will be developed using high-quality materials with styles and finishes which will be appropriate to the original building and will not be detrimental to the character of the conservation area. The railings will be black-painted steel. The terrace windows will be the type shown overleaf.

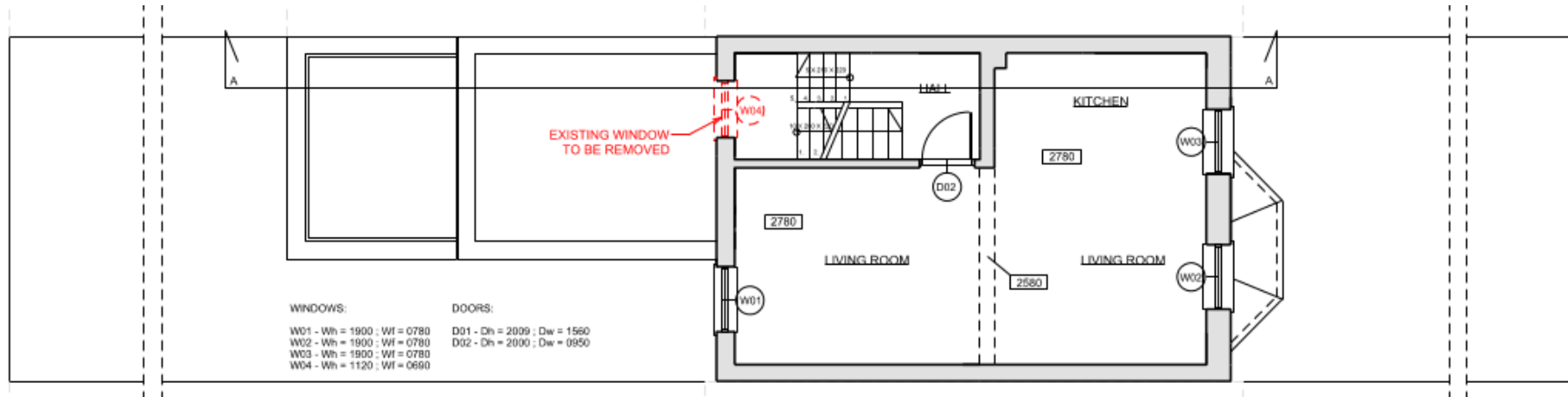
Amenity

The proposed roof terrace will increase the amenity of the occupants of the property, allowing them to better enjoy their property. Due to the nature, location and design of the required alterations, they will not have any impact on the amenity of the occupants of neighbouring properties in terms of light, shadowing, overlooking or privacy.

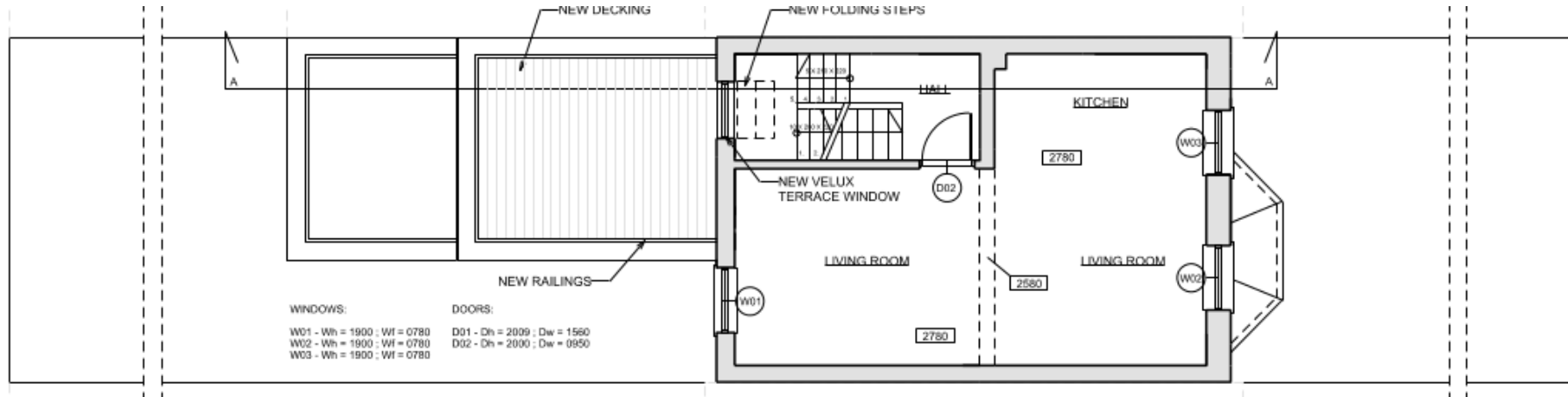


Illustrative example of the proposed Velux terrace window.
One set of the windows will be installed into the lower edge of
the roof. Refer to drawings for exact size and scale.

Design Visualisations

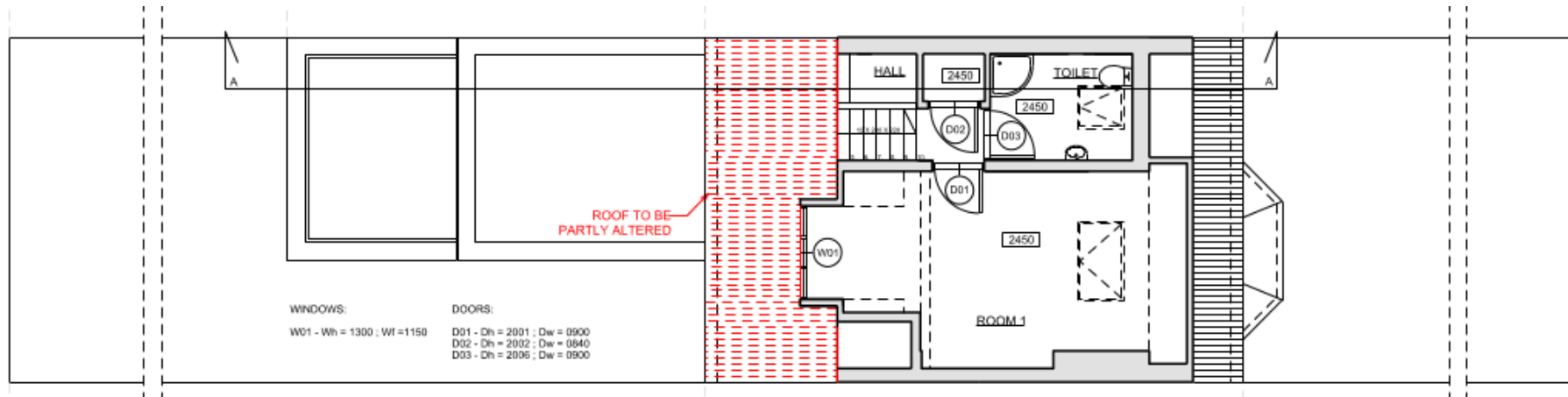


Existing Mezzanine Level Plan

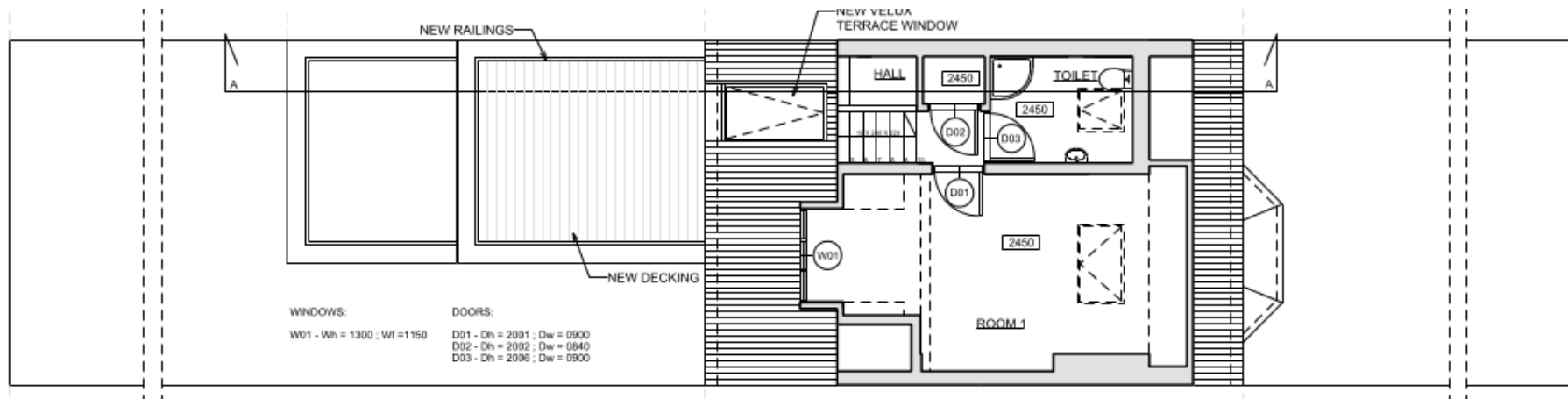


Proposed Mezzanine Level Plan

To provide access to the new terrace area, the rear window at the mezzanine level will be removed and replaced with a Velux window. Folding internal steps up to the window will be installed to step up from the stairs landing. The roof of the second floor extension will be fitted with railings and decking.

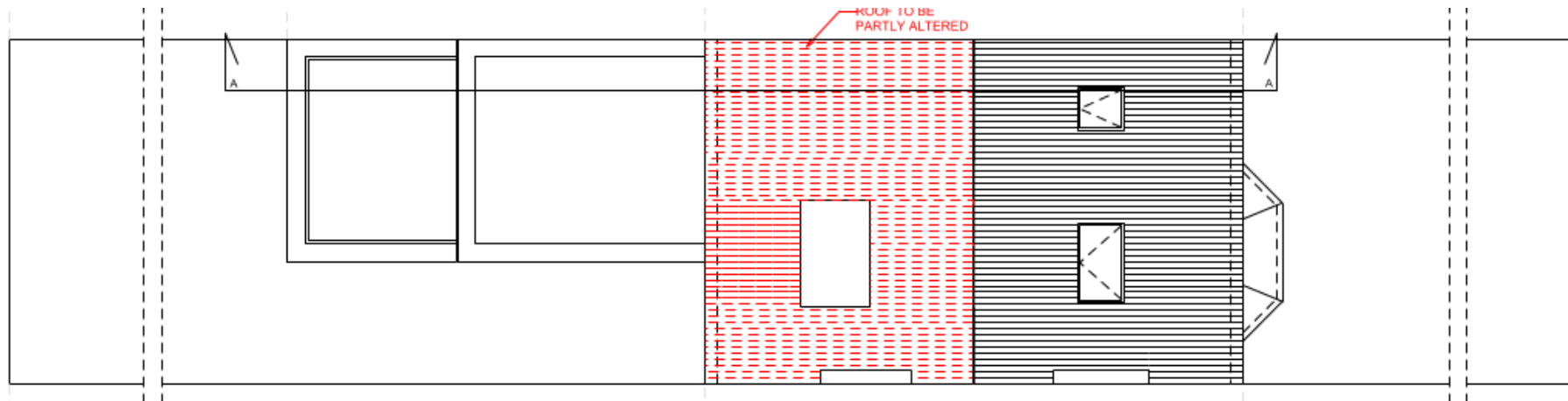


Existing Demolition / Loft Plan

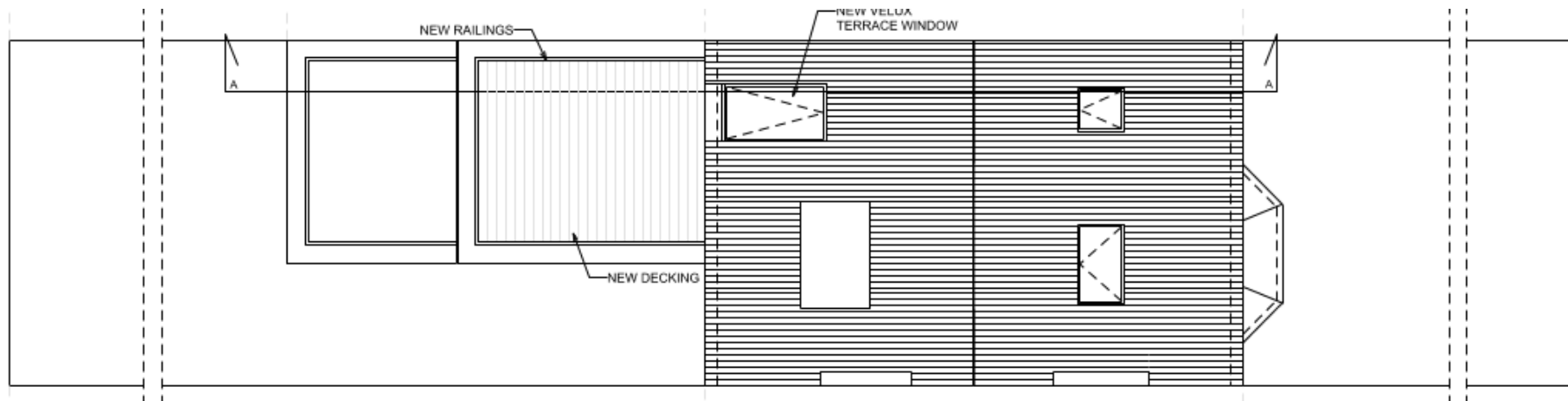


Proposed Demolition / Loft Plan

The roof will be altered to accommodate the upper part of the Velux terrace window, which will be set above the stairwell.



Existing / Demolition Roof Plan

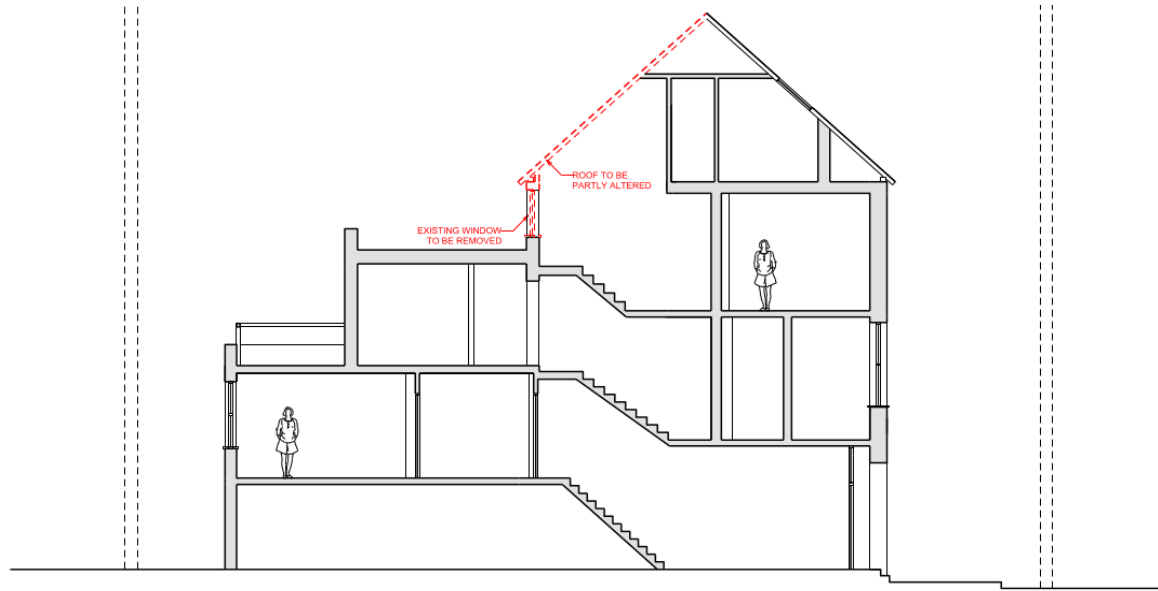


Roof Plan - Proposal

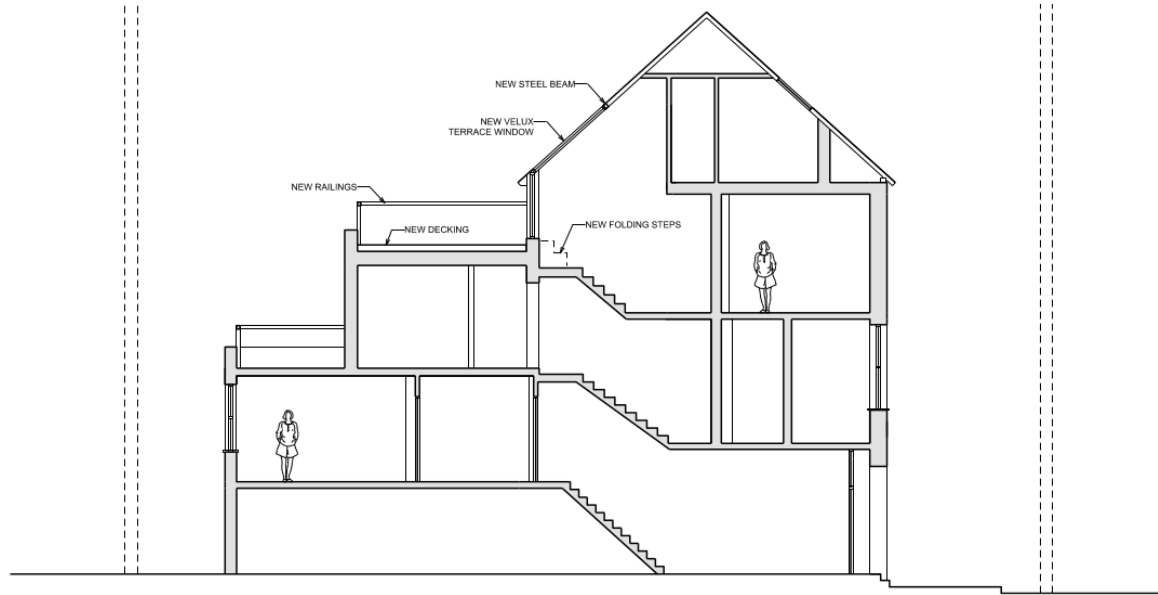
The existing dormer window in the rear field of the roof will be retained.

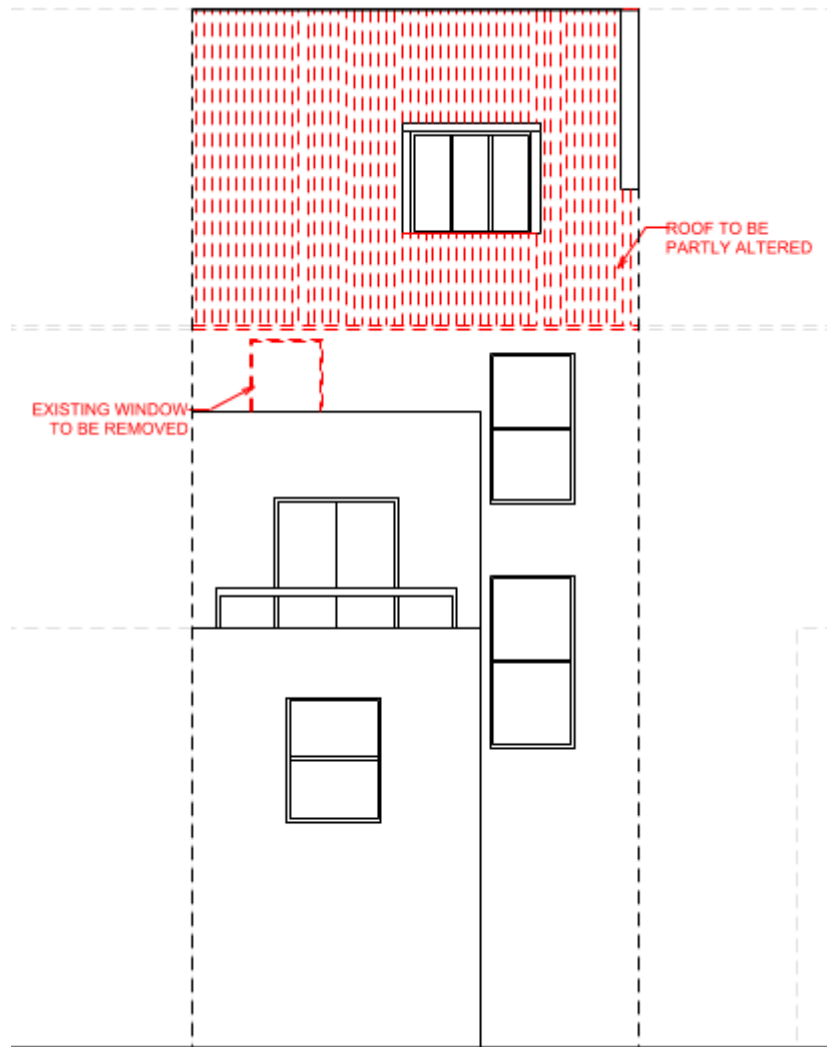
**Existing /
Demolition
Section A-A**

The rear field of the roof will be slightly reconstructed in order to fit a steel beam supporting the terrace window.

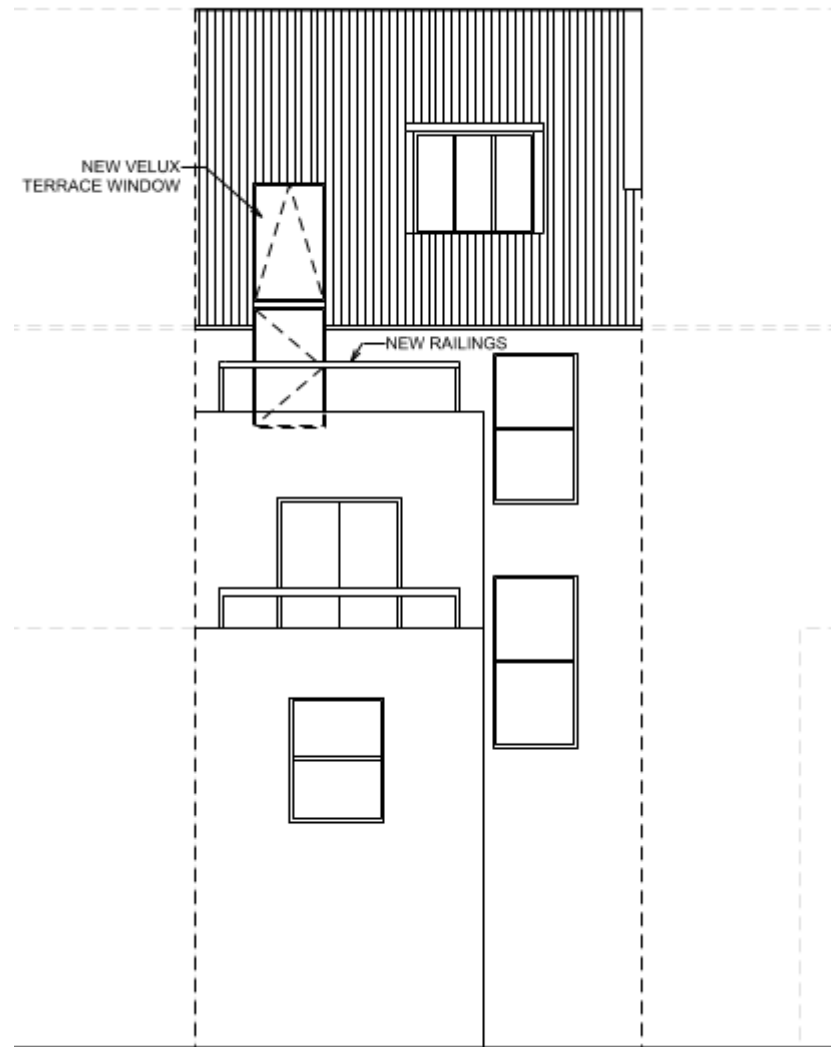


**Section A-A
Proposal**





Existing / Demolition Rear Elevation



Rear Elevation Proposal

The terrace window will be set into the rear field of the roof and rear elevation above the second floor, replacing the existing window overlooking the roof of the second floor rear extension.

Conclusion

This statement has been produced to accompany the application for planning permission to create a roof terrace above the flat roof of the second-storey rear extension at 8 Estelle Road in Camden.

It is considered that the proposal has achieved a design which is sympathetic to the character and appropriate to the scale of the original building, and which will preserve the character of the conservation area. The alterations will be in keeping with those previously undertaken at other houses in the surrounding area.

The proposal will greatly enhance the residential amenity enjoyed by the occupants, and will protect the amenity of adjacent residential neighbours.

For these reasons the proposal is considered to support the objectives and requirements of local and national planning policy and local guidance, and should therefore be approved.