Design and Access Statement

Full Planning Permit

October 2014

3 Betterton Street

London

WC2H 9BH

Part 1
Design

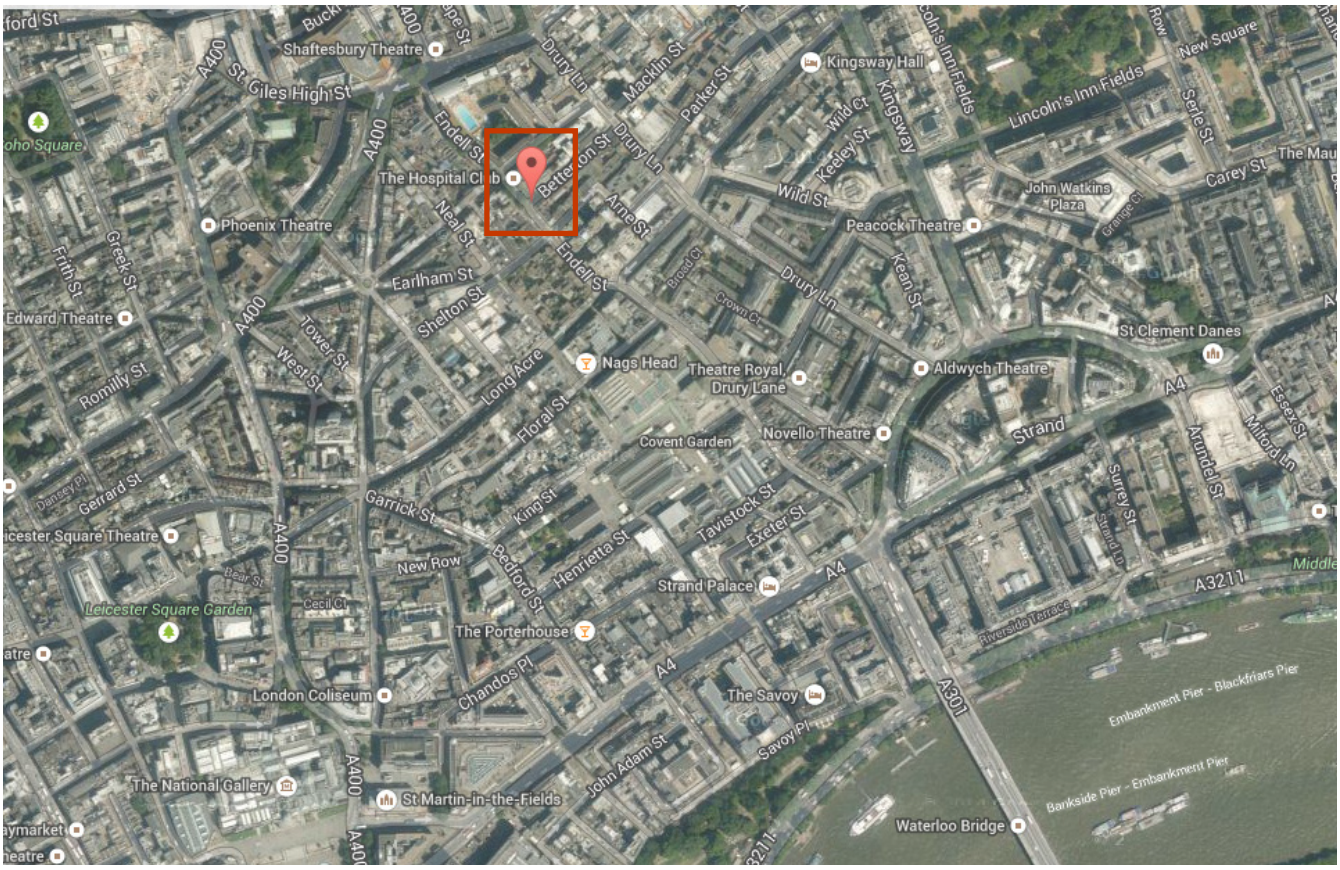
1. Introduction

This Design & Access Statement has been prepared to accompany a planning application for 3 Betterton Street, WC2H 9BH. The proposal seeks to increase the size of the top floor flat by amending the pitch of the existing roof and amending the existing dormers.

2. Site Context

A. Broad Site Context

The site is situated to the south west of Holborn, just off Drury Lane. The site is in close proximity to Holborn and Tottenham Court Road underground station and the local bus network.



B. Application Site

The existing site is currently occupied by a 4 storey building on the southern side of Betterton Street. The building is in use with retail space at ground floor and 4No flats above.

Views along Betterton Street

3. Existing building

The existing top floor flat sits within the existing roof space and has large dormers on the front and the back. The dormers on the back of the building have been been constructed in an unorganised and 'ad-hoc' style, leaving the rear elevation looking very cluttered and messy.

There is a door within the large dormer to the rear which opens onto the roof of the flat below. This roof sits lower than the finished floor by approximately 500 mm.

a. Front elevation


b. Back elevation


c. Roof terrace


d. Roof terrace on a lower level than access door

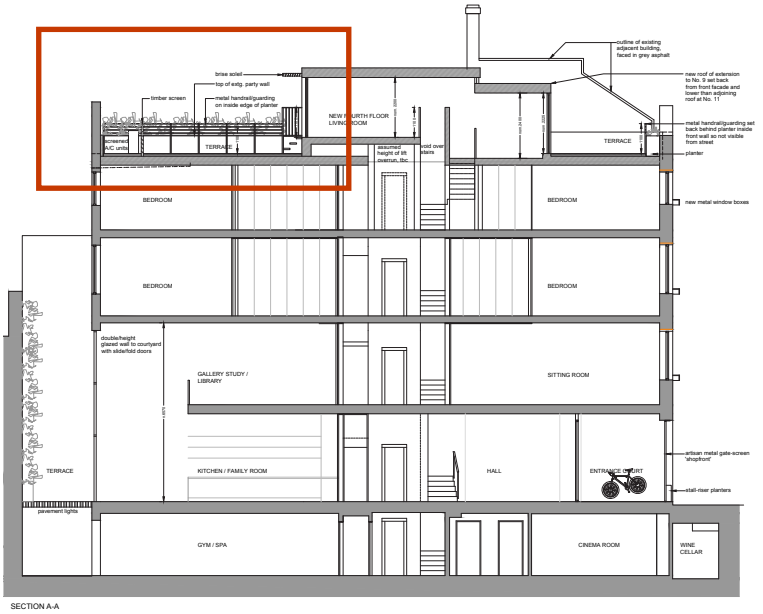
e. Retail on ground floor

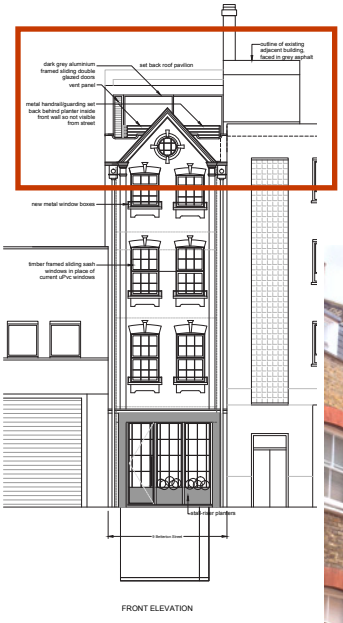

Inside the top floor flat

4. Previous planning history

No 3 Betterson Street has no planning history, however there are a few building surrounding the site that have relevant applications.

9 Betterton Street REF: 2013/4716/P
Change of use from office (Class B1a) to single family dwelling (Class C3), including erection of roof extension with installation of balustrade to create amenity terrace at roof level. Installation of double height glazed wall at ground and first floor level to rear elevation, alterations to rear courtyard, new front entrance and addition of metal window boxes to front elevation.





Approved section and front elevation

Construction under way
Photograph from street

Other extensions to the rear of 3 Betterton Street that can be seen from the roof

4. The proposed scheme

The proposal is for the modification of the existing roof at the rear of the property. We are proposing to amend the pitch of the back section of the roof from 60^0 to 71^0, the standard pitch of a mansard. We propose to replace the dormers in the roof in an organised and symmetrical way, improving the rear facade.

Amending the pitch of the roof allows us to raise the existing steel at the base of the existing roof which currently protrudes into the staircase between the third and fourth floors. This leads to Building Control issues as there is not 1800mm clear head height from the middle of this stair tread,x as required.

The existing terrace is accessed from a door in a large dormer in the middle of the rear roof, this steps down onto the flat roof of the unit below, and is lower by approximately 500mm. The proposal looks at raising this roof so the terrace is on the same level as the finished floor level within the flat.

Existing rear elevation

Proposed rear elevation

1. Aluminium clad dormer
2. Raised parapet to conceal dormers
3. Simplified dormer shape, with full height glazing
4. Extension of existing wall to allow step free access to roof terrace

5. Proposed Accommodation

The current flat is a studio flat with a separate kitchen. The bathroom has a door opening onto a tiny roof terrace at a lower level, as described earlier. The total internal gross area is 36.33m2 and currently the flat door is at the top of the stairs.

By increasing the pitch of the rear facade, and by widening the centre dormer (and thereby making it symmetrical), the floor area can be increased to 42.6m2 (a 17% increase in size) and the plan reorganised to be more conducive to modern living. Raising the pitch of the roof also allows us to overcome the problem with the steel in the hallway and achieve a decent head height. It is also proposed to include the stairs into the demise of the flat by placing the new flat door at the bottom of the stairs and thereby adding an area of 5.92m2 to the flat. The total internal gross area of the proposed flat is therefore 48.5m2.

6. Height/Bulk and Mass

The height of the roof will be increased by 150mm in order to retain an internal height of 2445mm allowing us to improve the U-value of part L of the building regulation and to comply with current planning policies. Whilst the large dormer in the centre is increasing in width, by being better designed, and simplifying the line of the brickwork, it appears to be smaller.

The central chimney is not visible from street level and is redundant. It serves no purpose currently in the flat and is not in a useful place within the flat. We therefore propose to remove the chimney which would simplify and improve the overall design.

Part 2
Access

A. Public Transport

The site falls within the PTAL zone 6 (excellent). Holborn and Tottenham Court Road understand stations are approximately 0.4miles from the application site, with trains running regularly around central London.

There is a bus stop in close proximity to the site , with regular buses running around central London and the surround areas.

B. Vehicular Access

The proposed development is proposed as car free.

C. Inclusive Access

The proposed building is designed to meet all current building regulations. All aspects of the build will be constructed to the recommended standards to ensure appropriate access for the young, the elderly and the disabled.