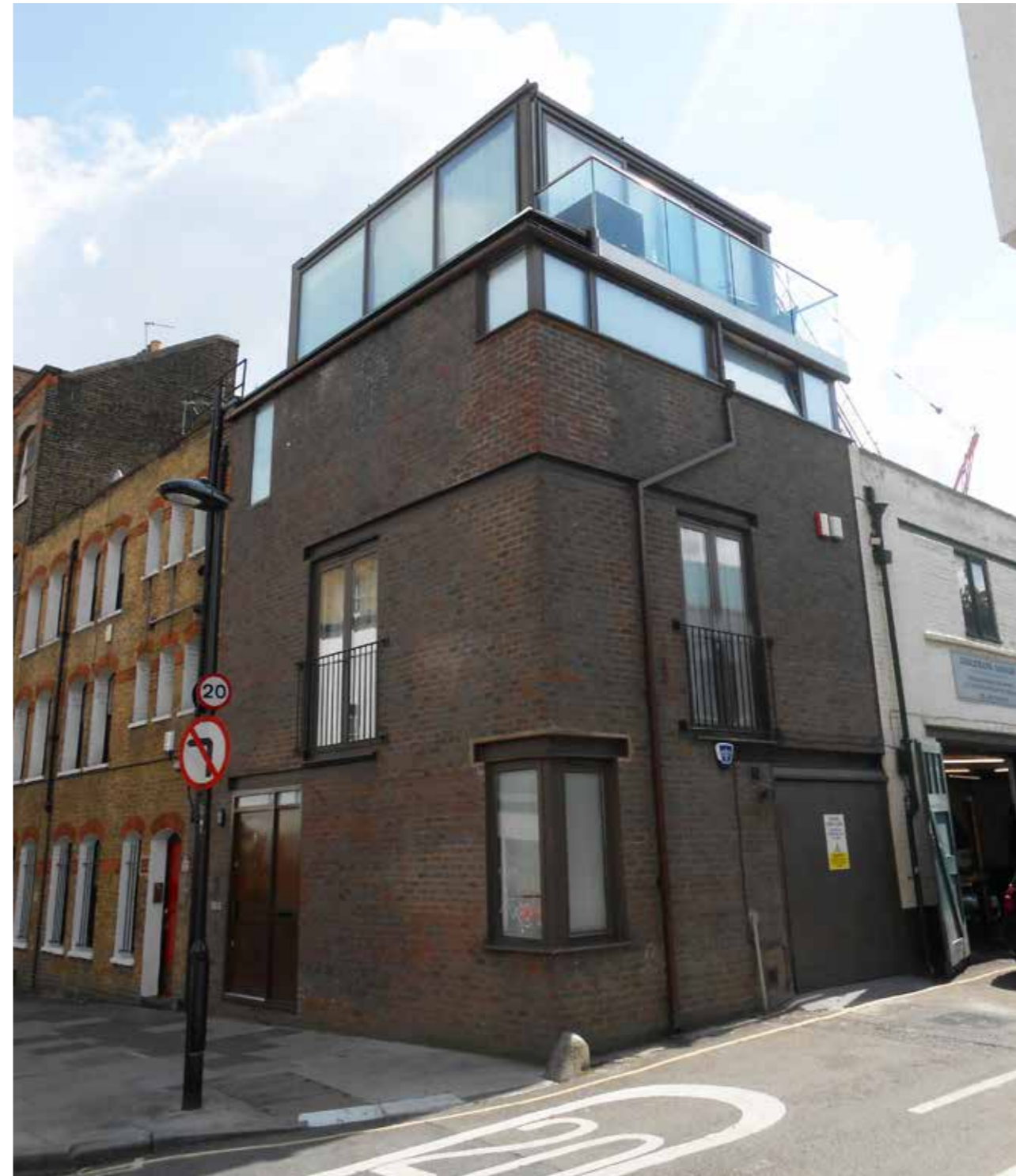


5 Northington Street
London
WC1N 2JE

Design Statements in Support of
Planning Consent

December 2014



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View down Northington Street

1.0 Introduction

This application is for works at 5 Northington Street, the applicant seeks consent for a glass enclosure at roof level, to provide access onto the roof terrace (granted consent under ref PP-03690481).

The enclosure will be a sympathetic addition to the property, that will not cause harm to the character and appearance of the building or the wider conservation area, nor result in any undue loss of residential amenity to neighbouring properties.

2.0 Application Documents

This report should be read in conjunction with the following documents:

- 280_00_00 Site Plan
- 280_00_01 Existing Floor Plans
- 280_00_02 Existing South and West Elevation (1:200)
- 280_00_03 Existing South and West Elevation (1:100)
- 280_00_04 Existing Section
- 280_00_11 Proposed Floor Plans
- 280_00_12 Proposed South and West Elevation (1:200)
- 280_00_13 Proposed South and West Elevation (1:100)
- 280_00_14 Proposed Section

3.0 Site Location and Existing Building

The site consists of a 4-storey single-family dwellinghouse, located at the junction with Kings Mews and Northington Street.

It was built 10 years ago, and is a contemporary design featuring brickwork and large areas of glazing.

The building lies within Bloomsbury Conservation Area, and is not listed. The planning history associated with the property relates to the demolition of the 18th/19th Century stable block previously on the site, and the construction of the current building.

Consent for a roof terrace was granted in November 2014 under ref PP-03690481.



Site Plan

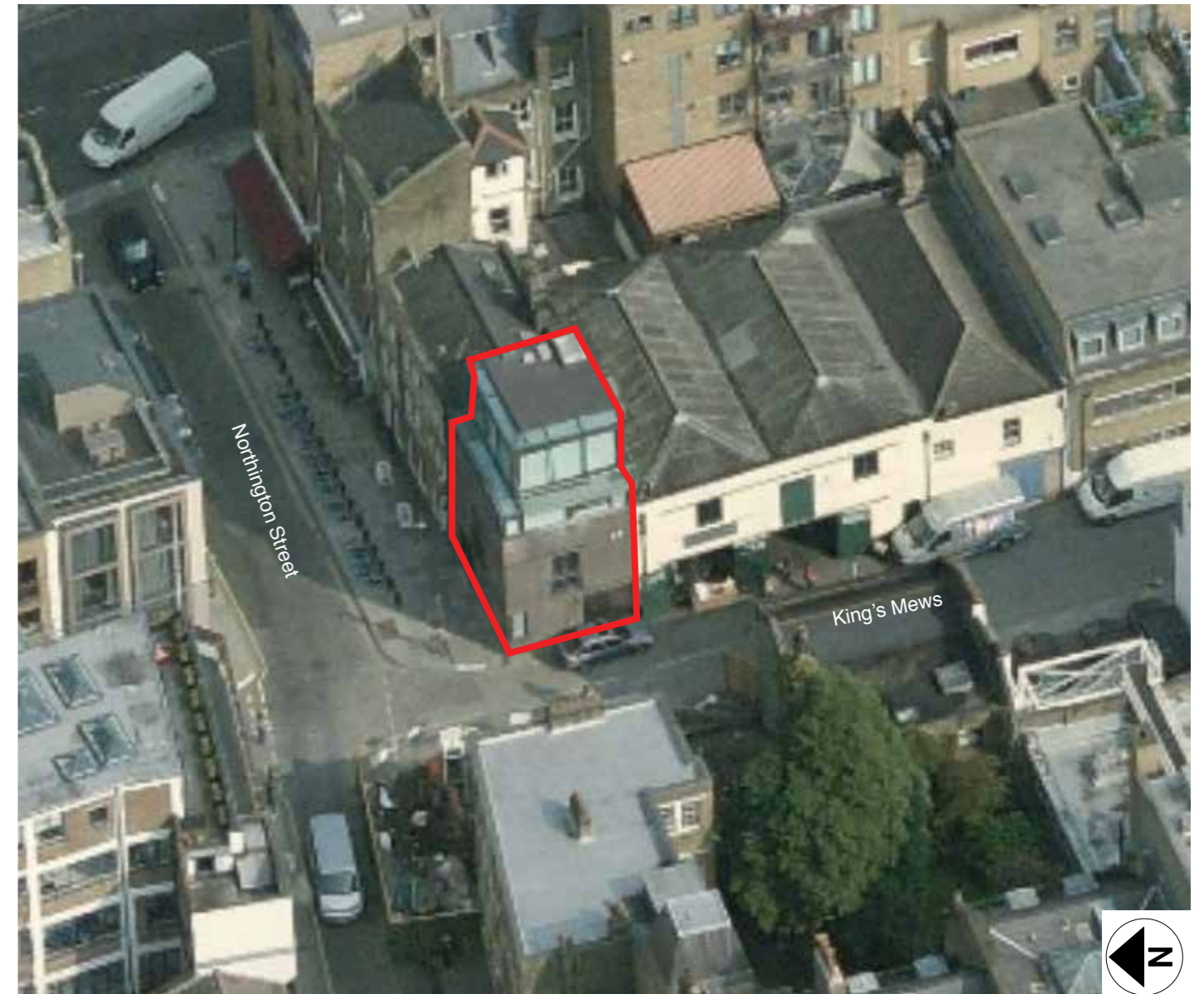
5 Northington Street

4.0 Aerial Photographs



Aerial Photograph Looking North

— 5 Northington Street



Aerial Photograph Looking West

— 5 Northington Street

5.0 Existing Photographs



View from Northington Street



View from King's Mews

6.0 Proposed Development

Use

The new enclosure will provide the occupants of the house with convenient, safe and sustainable access to the new roof terrace.

Amount / Scale

The enclosure will take up 20% of the existing roof area. It will be maximum of 2.1 m high.

The existing roof includes a perimeter strip of glass along the King's Mews and Northington Street elevations. It is not proposed to change this, and the new terrace and enclosure will therefore be set behind the glass panels.

This is beneficial in design terms as it minimises the impact of the terrace from street level, and reflects the stepped massing of surrounding buildings.

Layout

There will be no changes to the existing internal layout, other than the extension of the main staircase to roof level.

Landscaping

The roof terrace will be landscaped with decking and planters, as per approved design (ref PP-03690481).

Access

Access into and through the house will remain unchanged.



Proposed View From Northington Street

7.0 Planning Context

The main planning considerations that arise as a result of the proposals are considered to be:

- Design of the enclosure and impact on the Conservation Area
- Impact upon the residential amenity of neighbouring properties

Conservation Area

The building has frontages on King's Mews and Northington Street.

The 4th floor is entirely glazed on these elevations, and set back on both sides, which helps minimise the overall bulk of the building. The 4th floor also benefits from a perimeter strip of glass roof along the two elevations.

We propose to extend the existing stairwell to roof level, and to install a glass enclosure at the top of the staircase to provide access onto the roof. This is at the back of the site, furthest away from the street.

A new frameless glass balustrade will be fitted along each elevation. This will be set away from the face of the 4th floor, to avoid the strip of glass roof and to minimise the impact upon the street level.

The design of the balustrade will match that of the 4th floor terrace, and the set back will reflect the general design and appearance of the existing building.

As such, it is concluded that the terrace and enclosure will provide additional high quality amenity space, without compromising the character or appearance of the host building or wider Conservation Area.



Existing Roof Terraces on Opposite Side of Street

7.0 Planning Context Cont.

Residential Amenity

The new enclosure will be at roof level, and the adjacent properties will therefore be unaffected by a loss of daylight or sunlight.

The line of the new enclosure will be set back, behind a balustrade from the windows of the residential flats on the other side of the street. Overlooking of other roof terraces, and to residential windows opposite will be no worse than already exists.

The terrace will be for the enjoyment and benefit of the householder, and will only be accessible through the house. It will not result in an increase of noise or vibration in the area.

We therefore consider that there will be no impact upon the residential amenity of neighbouring properties.

Local Precedents

There is a strong precedent for stepped roof terraces in this area. Many of these were recently constructed and include:

- 12-13 King's Mews
- 4 Northington Street
- 51-53 Gray's Inn Road
- 1 and 28 Kings Mews
- 7 Northington Street and 14-17 King's Mews
- 2 Northington Street
- 57 Gray's Inn Road

Similar access enclosures can be found at:

- 12-15 Kings Mews

We consider that the proposals for 5 Northington Street are in keeping with the emerging streetscape.



Roof Terraces on Opposite Side of Street

8.0 Conclusion

It is proposed to add a glass enclosure to provide access onto the new roof terrace at 5 Northington street.

We consider that the application proposals are in compliance with the aims and objectives of the Local Authority Planning Policy and Planning Guidance, and trust that planning consent will be granted accordingly.



View Looking Towards Gray's Inn Road