

RE: Householder Planning Submission to Camden Council for Loft Conversion at 4 Lyme Terrace, London, NW1 0SN

This application is being submitted by Niveda Realty Ltd (the Agent)

Proposed Description:

The erection of a roof extension for additional habitable accommodation to the existing end-of-terrace row dwelling property.



Front view along Lyme Terrace pathway - showing new development and railing beside canal.

Design and Access statement:

1. Introduction

1.1. Purpose of Application

The purpose of the additional loft conversion is to utilise the available roof space to provide much needed residential amenity. Currently there is an existing staircase leading to the small enclosure on the roof, which will be demolished to

provide a master bedroom with en-suite facilities. The works will also allow for a roof terrace.

The Application is to be read in conjunction with the following

- i) Proposed plans
- ii) Proposed sections
- iii) Proposed elevations
- iv) Existing plans, sections and elevations

1.2. Applicant

The Applicant is:

Devraj Properties Limited
230 Regents Park Road
London
N3 3HP

1.3. Agent

The Agent is:

Niveda Realty Ltd (subsidiary of Niveda Group Ltd)
Berkeley Square House
Berkeley Square, Mayfair
London
W1J 6DB

1.4 Back ground

4 Lyme Terrace is situated at the far end of the row of terrace houses, close to Camden Road. The existing roof is a valley roof construction, which is not visible from the main footpath due to the existing high parapet wall. The property also shares a boundary with 1-63 Highstone apartment blocks (brick built rectangular form), which recesses back from the frontline and tapers/set-back at roof level from 4 Lyme Terrace. The area is densely populated with residential brick built properties.

2. Design

2.1 Proposal

The potential and need for space within areas like Camden, with a growing population, makes the conversion of spaces like a roof terrace ideal for future development. The proposed design is relatively small scale and is designed in ways to respect the local character, yet add a flavour of modernity into this much-needed property. The architectural emphasis is on the following:

- Maintain the existing parapet line, thus not to disturb the property line or character of the front 'cottage like' brick and plaster finish.

- Ensure that the roof extension reads like a roof extension rather than as an additional storey. The proposed works wouldn't dominate the existing property and is subordinate to the existing in terms of size and scale.
- Any roof extension should not adversely affect the skyline, particularly the long views along the canal - it should be noted that the canal footpath level is significantly lower than Lyme Terrace street level.
- The rear view will match the extended yellow brick level of the adjacent property.
- The Front roof terrace will provide additional amenity space, create a relationship between the property and canal, while protecting neighbouring privacy & overlooking.
- All new external works where applicable will resemble, as closely as possible the material nature of the existing. Please see the drawings with regards to the materials used for the roof extension.
- The proposed design will utilise the existing staircase location and will provide an additional bedroom and en-suite.
- When considering the streetscape, Lyme Terrace footpath is narrow and limits the extent visible beyond the existing parapet wall.
- The proposed balustrade will be dark, using materials that compliment the property.

2.2 Local Area considerations

- The existing building is not designed as a complete composition, whereby its architectural style would be undermined by any additional roof level.
- The area is a vibrant mix of attractive, sort-after London Brick buildings, with a touch of modern influence to provide a desirable architectural style.
- The area has many converted loft spaces, even along Lyme Terrace, therefore the property is not part of a group where different heights add visual interest - the additional loft will not detract from the variety of forms.

2.3 Conservation - Regents Canal

- The Regent's Canal, part of the Grand Union Canal, winds its way through the London Borough of Camden forming a corridor of unique character. The concentration of industrial archaeology along the Camden section of the canal, with its associated railway features is of exceptional interest and quality in London - a feature of historic and visual interest in the wider townscape and, following the decline of traditional canal-related commercial activities, has been increasingly recognised as a valuable resource for leisure, tranquillity and informal recreation. It is the Council's intention to conserve and enhance the existing character of the canal. The ever-changing views, the variety and contrast of townscape elements and the informal relationship between buildings and canal make significant contributions to the character of the canal. Different sections of the canal vary with level, width and orientation in conjunction with buildings and landscape.
- The proposed works look to enforce this visual link and respect the Regents Canal Conservation Area. The roof terrace enables 3 key

aspects of design - firstly, provides the required setbacks to protect the street space, secondly provides needed amenity space, and thirdly, it creates a visual link towards the canal.

3. Documents, Guidelines & Regulations

The following guides and documents have been referred to and adopted, to ensure that the design and proposed development complies with standards, regulations and requirements.

- London Plan
- National Planning Policy
- Local Development Framework (LDF)
- CPG1 - Design (4)
- CPG3 - Sustainability (4) - Existing Buildings

4. Key Points:

4.1 Character

- Material consideration to respect local area and implement modern materials that complement.
- Maintain parapet wall.
- Roof extension not to be viewed as additional storey.
- Ensure rear matches the existing heights of adjacent roof extension.

4.2 Privacy, overlooking, right to light and restrictions

- Camden has a high density, however the design doesn't add to issues of privacy, over-looking or right to light (confined within the chimney stack and adjacent height boundary wall of neighbouring property).

4.4 Sustainability

- Consider the environmental implications of the development in-line with CPG3.
- Ensure adequate levels of insulation. Warm decking roof design.
- Adequate methods of natural ventilation.
- Canopy wrap around to act as a shade and rain screen.
- All windows to be energy efficient and air tight - Aluminium to be used to avoid detracting from the Conservation Areas character.
- No PVC pipe to be used, where applicable.



Above image of the left corner of Lyme Terrace in relation to streetscape and canal level.



View across the street level of Lyme Terrace (much lower typology)

I hope the above information is sufficient for the purpose of the full planning app, and achieve validation.

Kind Regards,

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