

1477; Flat 2, No.20 Ornan Road, London

Design & Access Statement:

February 2015

Rev A



Side Elevation as Existing

## 1.0: Introduction

This Design & Access Statement accompanies the application for Full Planning Permission for proposed rear dormer roof extension at No.20 Ornan Road, London.

The application site is a three storey (and attic) semi-detached dwelling located on the north eastern side of Ornan Road, adjoining the A502 Haverstock Hill

Permission was granted in May 1976 for “Change of use into three self-contained flats including works of conversion” (22387). The dwelling on the top floor (subject to this application) is inclusive of the existing attic / loft roof space.

The proposals will provide improved accommodation at second floor level by altering the internal layout to form an open plan kitchen, dining and living space.

In addition, a moderately proportioned rear dormer roof extension will allow the master bedroom to be located within the existing roof slope with ensuite accommodation.

This application is a resubmission following refusal of a previous application for erection of both side, and rear dormer roof extensions (2014/2972/P). The revised proposals contained within, omit the side dormer extension, replacing with a single conservation style pitched rooflight and significantly reduces the proportions, appearance and therefore visual impact of the rear dormer extension.

Permission is also sought for replacement of the existing front, rear and side elevation white painted timber sash windows to the property with new double glazed timber sash windows to match existing.

## 2.0: Planning Context

### The Site:

The application site is not a Listed Building, but is located within the boundaries of the Fitzjohns/ Netherhall Conservation Area. As such, the site is therefore subject to an Article 4 Direction removing permitted development rights.

Ornan Road falls within Character Zone 2 “Rosslyn” of the Fitzjohns/Netherhall Conservation Area which is described as having a “smaller and more intimate character, with gentler gradients, and the architecture ranges from the earlier period of the 1860s to the 1880s”.

The Conservation Area Appraisal describes No.20 Ornan Road and its surroundings as follows;

“The north side of this straight, short street is in the conservation area. On the corner with Haverstock Hill are two mansion blocks, built at the beginning of the 20th century. Both are red brick and with raised ground floor... between the blocks and Perceval Avenue are a group of 2 semi detached and one detached Edwardian properties of 3 storeys with brick work ornamentation and sash windows with multi- panes at the top, a central gable with brick details. The group is completed by the end property having an additional double height bay set into the corner.”

There is some variety of building types, and roof forms that occupy the street scene of Ornan Road. Whilst not itself listed, No.20 Ornan Road is noted as a “building making a positive contribution” to the character and appearance of the Conservation Area.

### Policy & Guidance:

The proposed alterations and additions to No.20 Ornan Road have been designed in line with the following policies and guidance notes;

#### LDF Core Strategy:

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### LDF Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden’s heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013: CPG1 (Design), CPG6 (Amenity)

Fitzjohn / Netherhall Conservation Area Appraisal

### History:

A previous application submitted by AYH:Hackney for ‘Erection of side and rear dormer windows, installation of roof light to front and replacement timber sash windows’ was refused 5th August 2014 (2014/2972/P). The decision notice states reason for refusal as follows;

“The proposed side and rear dormer windows, by virtue of their prominent location, scale and detailed design, would appear as incongruous and unsympathetic additions, disrupting the symmetry of the semi-detached pair of which it is a part, detrimental to the character and appearance of the host building and the Netherhall/Fitzjohns conservation area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and to policies DP24 (Securing high quality design) and DP25 (Conserving Camden’s heritage) of the London Borough of Camden Local Development Framework Development Policies.”

Case officer Sally Shepherd had sought to work together with AYH to agree a revised design, but the council's proposal for omission of both the side and rear dormer extensions (replacing with conservation rooflights) would not facilitate practical use of the loft storey as habitable accommodation. AYH's submitted revised drawings, based upon which the decision to refuse was determined, and which proposed a reduced scale to both dormers in line with Camden's Planning Guidance (i.e. reduced scale of dormer to ensure offset minimum 500mm from ridge, eaves and hip lines respectively).

This current application seeks to reach a reasonable compromise as to the extent of roof alteration and extension. The side dormer extension on the most prominent South-West facing roof slope has been removed as requested, and replaced with a single conservation style pitched rooflight. It is felt that extension to the side elevation of the property would have created the most disruptive impact upon the symmetry of the semi-detached property.

The revised proposal also seeks to address the council's concern over detailed design and scale. AYH have altered the proposed dormer cheek widths so as to ensure the dormer will not appear bulky and therefore incongruous in the context of the main host building.

#### Context:

The most significant approved nearby application dates back to 1982 and is for "Change of use and works of conversion to create four self-contained flats" at No.12 Ornan Road, located 4 doors down from the application site (Precedent 2 below), but also more recently at No.16 for rear dormer extension (Precedent 4). There are also further examples of dormer roof extensions which have been approved, and which are comparable to our proposals for No.20 Ornan Road as follows;

Precedent 1: No.14 Ornan Road (PWX0002369)

Precedent 2: No.12 Ornan Road (33995)

Precedent 3: No.4 Perceval Avenue (no approval on record)

Precedent 4: No.16 Ornan Road (2012/3784/P).

Precedent 5: No.10 Perceval Road (PWX0002369)

Precedent 6: No.18 Lyndhurst Road (8804669)

Precedent 7: No.15 Rosslyn Hill (35684)



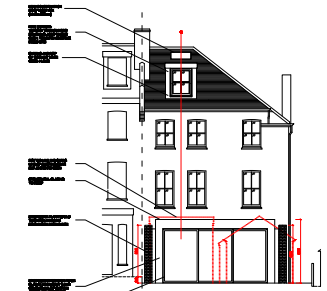
1. No. 14 Ornan Road



2. No.12 Ornan Road



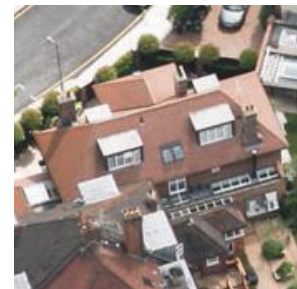
3. No.4 Perceval Avenue



4. No.16 Ornan Road



Aerial view of site (in red) looking North



5. No. 10 Perceval Avenue



6. No. 18 Lyndhurst Road



7. No. 15 Rosslyn Hill



### 3.0: Scale & Appearance

As described above, there are numerous precedents for rear dormer roof extension (as well as side dormers) on both Ornan Road and to other properties located within the boundary of the Fitzjohn/Netherhall Conservation Area.

The Conservation Area Appraisal states that “dormers to the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired” (F/N16). Despite the precedents described above at No’s 12, 14 and 16 Ornan Road, but in response to the grounds for refusal of the previous application, the side dormer has been omitted from this application and replaced with a pitched, conservation style rooflight.

In accordance with Camden guidelines, the retained rear dormer would not interrupt an unbroken roofscape as the property is positioned at the end of a terrace. However to mitigate further against that risk, the overall scale of the rear dormer has been reduced by proposals for thinner external wall build ups, and thereby reducing the area of lead material either side of the white painted timber sash window.

The proposed rear dormer will not be visible from the main public thoroughfare of Ornan Road and as such there will be no impact upon the character or appearance of the conservation area.

The rear dormer has been designed so as to ensure that its overall height is a minimum of 500mm lower than the new ridge line and that there is 500mm vertical dimension above the existing roof eaves retained. Furthermore, the rear dormer is scaled and positioned so as to ensure its extent is offset more than 500mm from the hipped roof and party wall line.

The proposed extension will not result in any adverse impact upon the amenity space, daylighting or privacy of neighbouring properties.



Existing Side Elevation



Proposed Side Elevation

### 3.0: Scale & Appearance, continued...

#### Materials:

The precedent image below clarifies our design intention in terms of materials. Traditional rolled lead sheet dormer cheeks and roof, and white painted timber sash windows are consistent with other dormer extensions in the nearby area. This is also in line with Camden Council Design Guidance for roof extensions.

### 4.0: Access & Use

The original & existing residential use of the building will be retained.

The habitable loft accommodation will be accessed via a new staircase built in accordance with approved documents K & M of the Building Regulations



Material Precedent - rolled lead sheet and white painted timber sash windows



Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

## 5.0: Layout

The existing loft floor space is used for storage only. Adequate floor to ceiling height is not easily achieved without prior formation of a new lowered intermediate floor construction and rear dormer extension.

With the addition of the new rear dormer roof extension, there is sufficient headroom in the new loft bedroom without requiring alteration to the existing and original roof pitch.

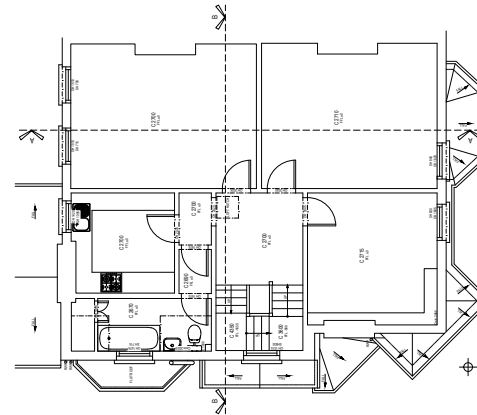
Access to the existing loft floor level is improved via a new staircase perpendicular to the existing which benefits from a double height vaulted roof space above.

A new landing at loft level will provide access to the new master bedroom accommodation.

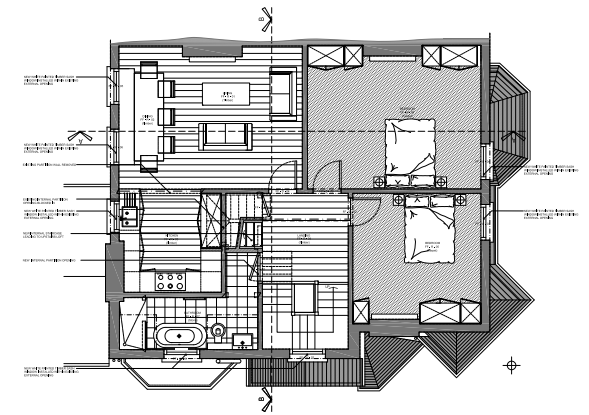
At second floor level, the existing kitchen is currently separate from the other main living spaces in the dwelling.

Our proposals include to remove internal partition walls as shown on the plans opposite to form an open plan kitchen/dining/living space. Bedrooms are positioned to the front of the property and the main living spaces to the rear.

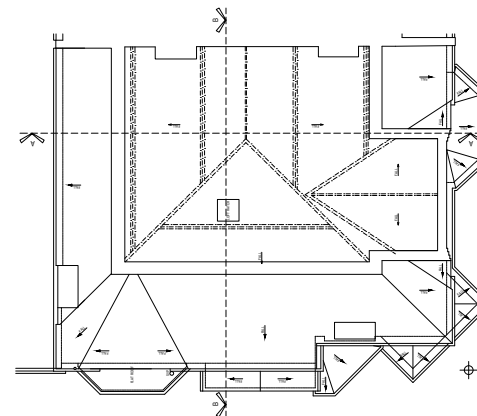
The new staircase has been designed to ensure sufficient headroom is retained to the staircase below, whilst the dimensions of the staircase itself are in accordance with Approved Document K of the Building Regulations.



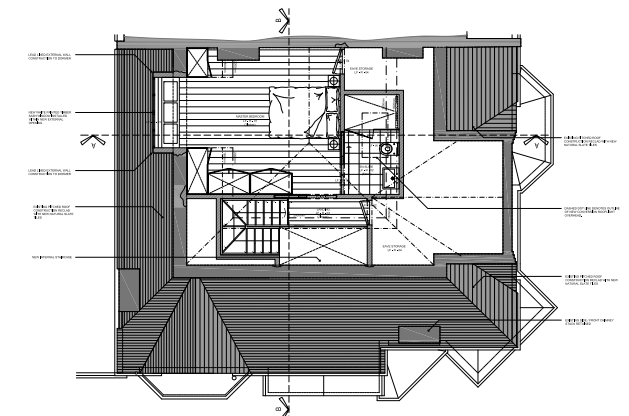
Existing Second Floor Plan



Proposed Second Floor Plan



Existing Loft Floor Plan



Proposed Loft Floor Plan

## 6.0: Conclusion

The extension to form new master bedroom accommodation within the loft space will significantly improve upon the existing dwelling, increasing the total number of bedrooms to three and adding to the London Borough of Camden's housing stock. The additional bedroom will allow the owners of the current property to continue living in the borough, adapting it to changes in modern lifestyle and the requirements of a growing family.

This design and access statement together with the existing and proposed drawings submitted as part of this application for Full Planning Permission for rear dormer roof extension to No.20 Ornan Road, demonstrates that the proposed works will not detract from the character and appearance of the Fitzjohn/Netherhall Conservation Area, and are an informed response to the council's reasons for refusal for the previous application. The proposed works will form a positive contribution to the local area through carefully considered detailing and sensitive proposals in terms of scale and proportion.



Aerial view of the application site