



1503 | 10C Lyme Terrace, NW1 0SN

## Design & Access Statement

Planning

File: 1503-12.04- REP 003\_DAS



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**SITE ADDRESS**

10C Lyme Terrace  
London, NW1 0SN

**1.0 INTRODUCTION**

Emrys Architects have prepared this Design and Access Statement on behalf of the client Qaalfa Dibeehi. This document is assembled to support the planning application for the roof extension and alterations to second floor at 10c Lyme Terrace - to be read alongside Emrys Planning Drawings.

Emrys Architects have developed a contemporary yet sensitive proposal which responds to the specific spatial requirements of the client and the comments raised by Camden Council as a pre application advice.

**2.0 BACKGROUND INFORMATION**

**2.1 Site Location**

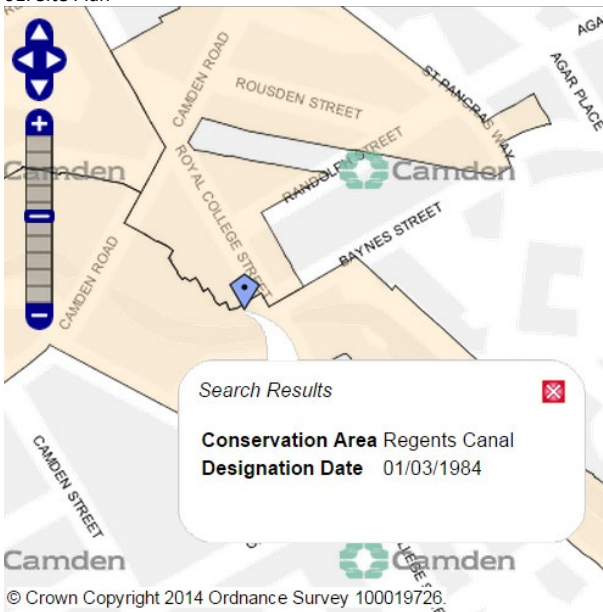
10c Lyme Terrace is situated in the London Borough of Camden and the property lies within the Regent’s Canal Conservation Area (Fig 03). The building is not listed (Fig 04). A Heritage statement is included in section 5.0 of this Design & Access Statement to support the planning application.



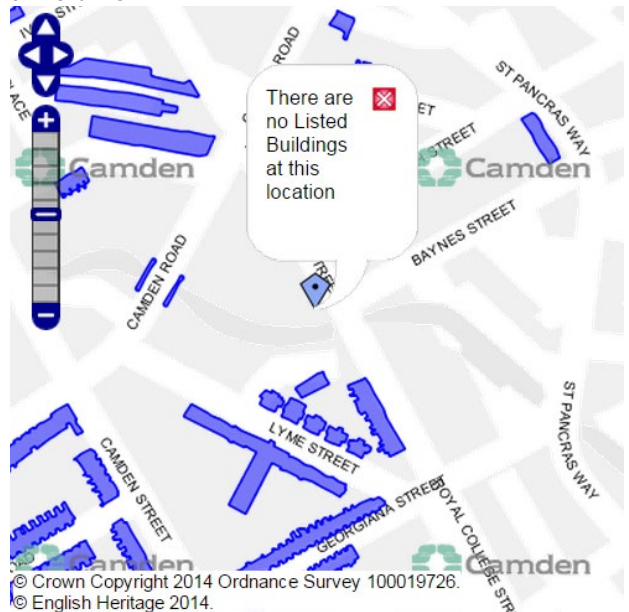
01. Site Plan



02. Aerial View



03. Conservation area



04. Listed building search

## 2.2 Site Description

The site, that is approximately 145 m<sup>2</sup> in size, comprises a four storey house on the corner of Lyme Terrace and Royal College Street. The building is divided into four properties:

- A Massage Parlour on ground with its main access on 193 College Street and a side entrance on Lyme Terrace.
- A lower ground two bedroom flat with access on Lyme Terrace through the courtyard to the rear. This flat faces Regent's Canal footpath.
- First and second floor flats with common access on 10 Lyme Terrace.

This planning application is for the second floor flat only.

## 2.2 Site Photographs



01. View from Baynes Street



02. View along Royal College Street, North



03. View along Royal College Street, South



04. View from Lyme Terrace

### 2.3 Relevant Planning History

Emrys Architects has submitted a previous scheme for Pre Application advise on 11/02/2015 (Ref: 2015/0899/PRE). Pre application comments are summarized in the following section.

There is other relevant planning history in relation to both the building (10 Lyme Terrace / 193 Royal College Street) and the building next door (195 Roal Colleeg Street):

- 10 Lyme Terrace

2005/2483/P – Planning permission refused on 11/08/2005 for the erection of a roof extension.

Reason for refusal: The proposed roof extension, by virtue of its bulk and detailed design would be unduly prominent, fail to respect the established parapet line of the existing building and the street, the symmetry of the pair of buildings and the architectural character of the building, would result in the loss of an original butterfly roof feature, and would adversely affect existing views of the skyline from the canal side towpath, thereby harming the character and appearance of the Conservation Area.

2005/4580/P – Planning permission granted on 09/12/2005 for the erection of a roof extension for additional habitable accommodation to the existing second floor flat (Class C3).

2015/0669/P - Planning permission granted on 24/04/2015 for change of use of massage parlour (sui generis) on ground floor and amalgamation with existing lower ground floor residential unit to form 2 bed residential unit (C3) including installation of glazing to front elevation, formation of front roof terrace at first floor level, rear terrace at ground floor level and alterations to rear fenestration.

- 193 Royal College Street

2005/4364/A – Advertisement consent granted on 14/06/2006 for retention of externally illuminated fascia sign to shopfront (Class A1).

H12/34/19/16464 – Planning permission granted on 28/06/1973 for change of use of the ground floor of 193 Royal College Street from a tailoring establishment to a sauna bath.

H12/34/F/36212R1 – Planning permission granted on 28/11/1983 for change of use from houses in multi occupation to 5 self-contained 1-bedroom flats on basement, first and second floors and associated works of conversion including the erection of a 4 storey staircase extension at the rear of no. 193.

- 195 Royal College Street

8701163 – Planning permission granted on 02/11/1987 for the erection of a roof extension at third-floor level to provide a 3-bedroom maisonette at second and third-floor levels

## 2.4 Pre Application Comments

Architect: Emrys Architects

Date received: 20/03/2015

Ref: 2015/0899/PRE

Planning Officer: Sally Shepherd

\*(refer to *Appendix 3 - Pre application submission* for the pre application proposed drawings)

### COMMENTS SUMMARY:

Camden Council Pre application comment are summarized in italic and addressed below.

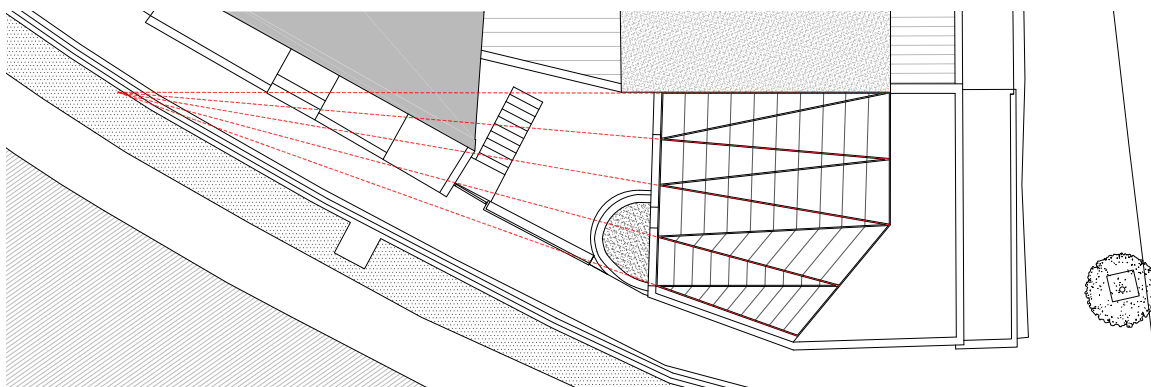
*6.4 “ ... roof extensions which fundamentally alter the roof form of buildings where visible from the canal will not normally be permitted.”*

The contrast of the glazing to the rear elevation will express the traditional butterfly roof more so than the scheme that was granted planning permission (*refer to Appendix 3*)

*6.5 ... A revised application was submitted in 2005 which retained the butterfly roof and was much lower in height than the original and was approved.*

*6.6 The proposed roof extension would result in the loss of the original butterfly roof which is not something that would be supported. The rear elevation of the application site is very visible from the canal and Lyme Terrace and its existing roof form is considered to add character. The loss of the butterfly roof next door does not set a precedent for the loss of the butterfly roof.*

As stated above, the proposed extension preserves and enhances the form of the butterfly roof and connects the existing parapet and neighbouring extension with a folded plane. The folded plane is also a “memory” of the valley roof and is sculpted to mediate between the parapet on Lyme Terrace and neighbouring extension and changing geometry in plan.



01. Roof setting out

*6.7 Although the extension would be set in from the side and rear elevation, it is proposed to raise the height of the parapet on the side elevation and the curved rear addition which is used as the stairwell. Raising the height of the parapet and the stairwell would fundamentally alter the roof form of this property and it would lead to the side elevation being overly dominant as it would be visible from long views down Royal College Street as well as the canal and its towpath and would not be supported. The curved staircase is an interested feature of the property which is highly visible from the rear and should not be altered.*

*6.8 The principle of a roof addition in this location may be acceptable. However, in order for an extension to be acceptable in this location, the parapet and staircase would need to remain at the same height and not be altered and the butterfly roof would need to be obtained. The extension itself would need to be set in from the front and side elevations with the use of a sloping roof on the side elevation should be used (similar to the approval in 2005) to make the extension appear less dominant and reduce the bulk of it.*

The new scheme will not alter the existing parapet or staircase. The extension sets back to the front elevation to form a roof terrace and it adopts a sloping roof form set out from the geometry of the building. The extension will therefore be a lot less dominant from street level (*refer to section 4.0*). The roof extension also aligns with the neighbouring extension and sets back to the Lyme Terrace elevation.

*6.10 Given the location of the works at roof level, the proposals are not considered to raise any amenity issues. There would be limited opportunities for overlooking from the roof extension and if any overlooking would occur, it would not exacerbate the current level of overlooking which already occurs from the existing second floor windows. No outlook, sunlight or daylight issues are envisaged from the roof extension.*

The revised scheme is similar to the previous one in terms of amenity, overlook, etc. Therefore point noted.

### 3.0 DESIGN STATEMENT

#### 3.1 Design Proposal

The client has approached Emrys Architects to convert his property with the aim to create a more spacious flat and higher quality living space. The flat in its current arrangement has one bedroom, bathroom and open plan kitchen/dining/living room.

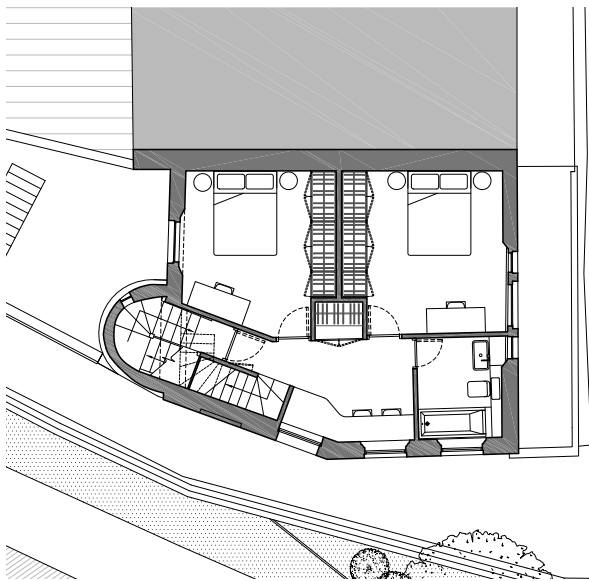
The design proposal rearranges the second floor layout to accommodate two bedrooms, a bathroom and an open plan study. A new internal stair accesses the new third floor kitchen/dining/living room.

The extension will be glazed on two sides with a front terrace. The existing facade walls will form the parapet. The size and position of the new extension has been considered carefully. It will align with the neighbouring building extension to the north and steps back on the Lyme Terrace elevation (refer to *Proposed pre-application drawings*).

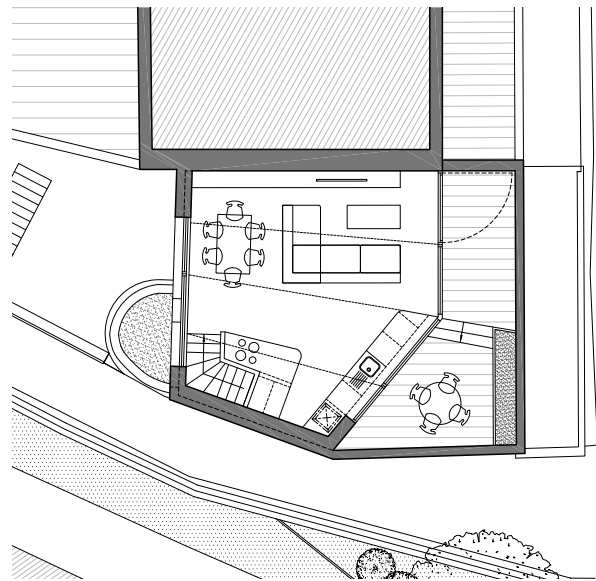
The roof will consist of a series of pleated planes that fold up from the existing parapet wall to the extension to the north and keeps the expression of the butterfly roof to the rear.

The proposed extension also makes sense in urban terms to the end of the terrace. It effectively extends the neighbouring property to form a proper corner to Lyme Terrace and Royal College Street.

The new resulting unit meets the space requirements set out in the London Housing Design Guide and will be built to Code for Sustainable Homes level 4. The current flat is below the standard set in the LHDC for a 1b. 2p. flat and it has no amenity space.



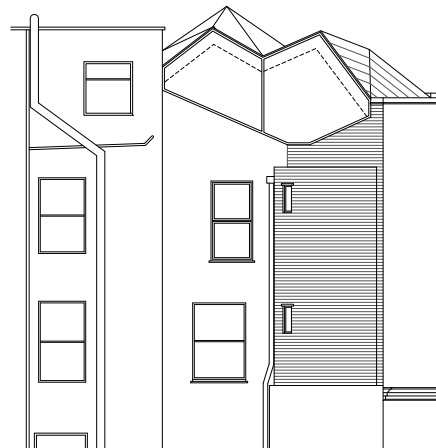
01. Proposed Second Floor



02. Proposed Third Floor



03. Proposed Front Elevation



04. Proposed Rear Elevation



### 3.2 Mass, Scale and Bulk

The mass of the extension is designed to mediate between the scale of the neighbouring building extension and the Lyme Terrace parapet and to form a proper end to the Lyme Terrace - Royal College Street corner.

The extension will not alter any of the existing walls or parapets and it will step back to form a roof terrace to front and to align to next door building. This design configuration will use the existing parapet to enclose the roof terrace and to minimize its impact from street level (refer to *section 5.0 - MASSING WIRE DIAGRAMS*)

With this re-designed living arrangement and a new amenity space the flat will feel far more spacious and bright and will provide the resident with a much better quality of life.

Existing GIA 2nd Floor	= 45.2 m <sup>2</sup>	Existing GIA 3rd Floor	= 0 m <sup>2</sup>
Proposed GIA 2nd Floor	= 45.2 m <sup>2</sup>	Proposed GIA 3rd Floor	= 31.8 m <sup>2</sup>

**NET INCREASE: 31.8 m<sup>2</sup>**

### 3.3 Materials

The proposed alterations to the building will be constructed in high-quality materials and in a contemporary design. Front and back elevation are proposed to be glazed and the roof is proposed to be made of copper-bronze panels.

### 3.4 Proposed Use Classes

The use class will remain C3 as existing.

## 4.0 DEVELOPMENT CONTROL

### 4.1 Access

Access to the property will remain as existing (i.e. 10 Lyme Terrace)

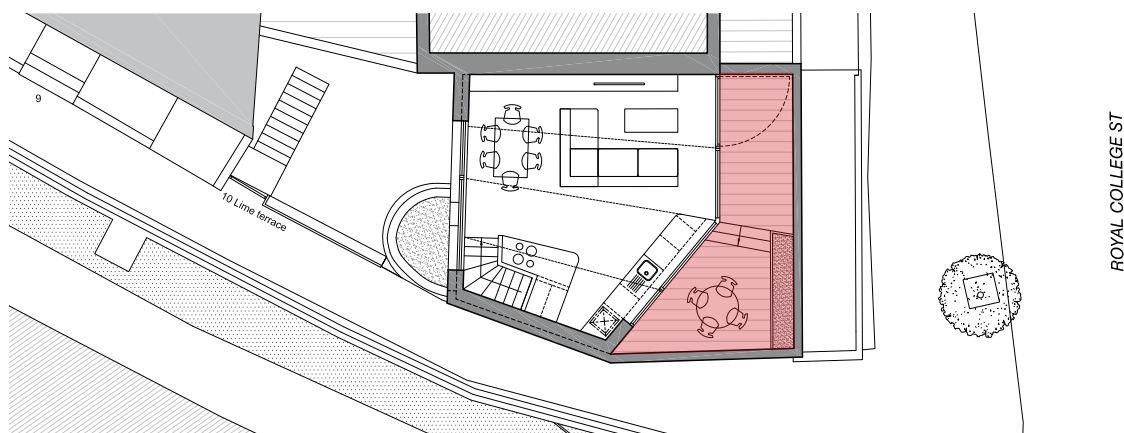
### 4.2 Amenity

The proposed alterations will not have any additional impact on the amenity of neighbouring buildings with regards to overlooking, outlook, sunlight, daylight or noise. As stated in Camden Council pre application comments:

*"...Given the location of the works at roof level, the proposals are not considered to raise any amenity issues. There would be limited opportunities for overlooking from the roof extension and if any overlooking would occur, it would not exacerbate the current level of overlooking which already occurs from the existing second floor windows. No outlook, sunlight or daylight issues are envisaged from the roof extension."*

The scheme will provide the following private amenities spaces:

- Roof terrace to the front (15.4 m<sup>2</sup>)



02. Proposed Third Floor

### 4.3 Waste Management

Waste Management has been designed in line with *Camden Planning Greenwich Guidance, Section 10. Waste and Recycling Storage, paragraph 10.8. Residential development of 6 dwellings or fewer.*

The kitchen will incorporate the following containers:

- Food waste: 7 litre kitchen caddy
- Mixed recyclables: 30 litre bin
- Non recycling: 30 litre bin

### 4.4 Transport Assessment and Cycle Provision

There will be no additional requirements for parking as the existing unit is only being extended. The site has a PTAL rating of 6b; which indicates that it has an excellent level of access to public transport.

Cycle storage will remain as existing, i.e. in the entrance space on ground floor.

### 4.5 Sustainable Development

The new residential unit meets the space requirements set out in the London Housing Design Guide and will be built to Code for Sustainable Homes level 4.

The additions and alterations to 10c Lyme Terrace are designed to be as sustainable as possible within the constraints of an existing building. Materials will have a low embodied energy and be sensitive to the existing fabric with the addition of contemporary materials which will be used as a tool to achieve a sustainable building, such as high performance glass and building fabric which rely on contemporary technologies. Fittings in the bathroom will include design elements such as dual flush toilets; low flow shower heads and non-concussive spray taps.

## 5.0 MASSING WIRE DIAGRAMS



01. View from Royal College St Looking North



02. View from Baynes Street



03. View from Baynes Street - Royal College Street



04. View from Royal College Street looking South.

## 6.0 HERITAGE STATEMENT

This heritage statement has been included within the Design and Access Statement to justify works on a property located in a conservation area. In this case, the justification is for 10c Lyme Terrace which is included within the Regent's Canal Conservation Area of LB Camden. The existing building is not a listed building.

This revised scheme has been designed to address all the points made by Camden Council in their pre application advice report (Ref: 2015/0899/PRE).

The extension will not alter any of the existing walls or parapets or the hosting building footprint. It will step back to form a roof terrace to the front of the property and will align to next door building. This design configuration will use the existing parapet to enclose the roof terrace and to minimize its impact from street level (refer to *section 5.0 - MASSING WIRE DIAGRAMS*)

The proposed extension preserves and enhances the form of the butterfly roof and connects the existing parapet and neighbouring extension with a folded plane. The folded plane is also a "memory" of the valley roof and is sculpted to mediate between the parapet on Lyme Terrace and neighbouring extension and to form a corner to the street urban context.

As stated before, the proposed alterations will not have any additional impact on the amenity of neighbouring buildings with regards to overlooking, outlook, sunlight, daylight or noise.

## SUMMARY

This revised scheme is a considered piece in response to the constraints raised by Camden . The proposal represents an improvement on the consented scheme and mediates between the difference of scale of the neighbouring building extension and the end of the terrace. It will definitely add character to the Lyme Terrace - Royal Street corner and therefore to the conservation area.

## 7.0 APPLICATION DRAWING LIST

### EXISTING DRAWINGS - 0100

- 1503-0100-AP-000 - Location Plan
- 1503-0100-AP-001 - Second Floor Plan
- 1503-0100-AP-002 - Roof Plan
- 1503-0100-AP-003 - Section A & B
- 1503-0100-AP-004 - Elevations 1 - 3

### PROPOSED DRAWINGS - GENERAL ARRANGEMENT PLANS - 0200

- 1503-0200-AP-001 - Second Floor Plan
- 1503-0200-AP-002 - Third Floor Plan
- 1503-0200-AP-003 - Roof Plan

### PROPOSED DRAWINGS - SECTIONS - 0300

- 1503-0300-AP-001 - Section A & B

### PROPOSED DRAWINGS - ELEVATIONS - 0400

- 1503-0400-AP-001 - Elevations 1 - 3