61-63 Rochester Place
London NW1 9JU

Design & Access Statement

Application for
First & Second Floor Extensions
with B1 / B8 Use

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1.0 Introduction

Robert Ellis of Norton Ellis Architects has prepared the design of this proposal and this report. Robert Ellis is an award-winning ARB registered architect with over 22 years of post qualification experience. Norton Ellis Architects are an RIBA Chartered Practice with extensive experience of urban regeneration and redevelopment projects.

1.1 The Site

The site is located in the London Borough of Camden. It is not in a Conservation Area. Nevertheless, immediately to the east of the site is the Rochester Conservation Area and immediately to the west and north of the site is the Jeffrey's Street Conservation Area. The Local Area contains an eclectic mix of 18th to late 20th Century buildings, which very much defines the character of the area.

Rochester Place is a narrow cobbled street with a width of about 6m. It has pavements on both sides of approximately 1m in width. The language of architecture along Rochester Place and in the immediate locality varies considerably. This statement sets out how the design of the proposed scheme was developed. It describes how the building responds to the site and the informed decisions that have led to the proposals.

Planning consent was granted on appeal in November 2014 for a first floor extension (Council Reference 2013/0643/P: Appeal reference APP/X5210/A/14/2223247) (the "Permitted Scheme"). A copy of the Inspector's decision letter is appended as item 1 and a full set of the approved drawings is appended as item 2. This Permitted Scheme has not yet been implemented. This application incorporates the Permitted Scheme in its entirety. The proposed second floor element would sit above part of the Permitted Scheme and above part of the existing first floor.

1.2 Existing Building Use

61-63 Rochester Place is designated as B1/B8 Use. This will remain the case throughout the existing ground and first floors. The building has two storeys with workshop/office space at Ground Floor level and office space at first floor level. The property is currently used as a 3D Printing Studio. The existing building consists of a steel framed structure with solid brick external walls. It has flat roofs with roof lights to the main workshop spaces. A small yard is located towards the western end (rear) of the site.

1.3 Outline Proposals & Use

This application is for a first and second floor extension.
The extended first floor will be located over the large ground floor studio space and will be exactly the same size, scale, appearance and location as per the Permitted Scheme.

The proposed second floor extension will be located partly over the existing first floor and partly over the consented first floor extension. Both extensions will have B1/B8 use as per the existing ground and first floors. Care has been taken not to create a sense of enclosure in relation to the surrounding properties. The outlook from surrounding properties has also been carefully considered in this proposal.

The proposals include the following features:

- Floor space will be as open and flexible as possible.

- The new lightweight steel framed extensions at first and second floors will be constructed quickly and efficiently and will be set-out considerately, ensuring no adverse impact to the existing daylight enjoyed by local residents.

- The new extensions will meet the thermal insulation requirements of the Building Regulations. The proposed steel framed constructions, insulated cladding system and windows/roof lights have been deliberately selected to minimise construction time, reducing noise and inconvenience to local residents.

- Plenty of natural daylight will be provided.

- The main areas of glazing are at the second floor towards the front and the rear, facing onto Rochester Place and towards St. Pancras Way. This glazing will be in the form of clear full height units. The front section of glazing will be curved and set away from the boundary. The curved form set away from the boundary enables views to be retained across to Rochester Place from 57-59 Rochester Place (the neighbouring property). The rear glazing will take on the form of a large dormer window, which is set well back from the boundary with St. Pancras Way.

- There are also narrow full-height opaque obscured glazed panels to the facades in the permitted first floor extension and to the second floor north elevation, facing towards Reeds Place, which will bring daylight into the new extensions. This proposal avoids the potential to overlook neighbouring residential properties.

- Roof lights are proposed on the new extensions to bring more daylight in to the central areas of the floor plates.

- High level clerestorey glazing will be located to the southern side of the site at the second floor. This window will have clear glass and will be located at 1700mm above the second floor level which will prevent any overlooking both into and from the proposed extension.

- Floor to ceiling height in the new extensions will be 2.4 metres at a minimum below the steel structure.

- The steel structure will remain on view internally in order to maintain the industrial language of the existing building.

2.0 Detailed Proposals

2.1 The Proposed First Floor Design

The proposed first floor component of this application is exactly as per the Permitted Scheme.

The original concept for the site was to create more space for the building owners Digits2Widgets business at the first floor level. It was also important to ensure at the outset that the proposal would not impact on the outlook from and residential amenity of the Reeds Place properties.

2.2 Appearance & Materials of the First Floor Extension

The Permitted Scheme was conceived as a modern addition to the existing building, with clean crisp lines and contemporary materials which tie-in with the existing industrial aesthetic, while at the same time making a clear statement that it is new addition. It was important at the outset that the new construction should be clearly distinguishable from the existing building. The reason for this was three fold:

a) To embrace the new technology of the 21st Century as a response to the hi-tech industrial use inside the building.
b) To show how the proposed extension will transform but still compliment the original building whilst remaining secondary to it.
c) The existing building provides a minimal contribution to the neighbouring conservation areas. This smarter and cleaner extension will improve the building's relationship with the adjacent conservation areas.

Throughout the dialogue with the Council's planning officers for the permitted scheme at first floor this concept was maintained throughout. This concept will be continued with the proposed second floor extension.

In terms of materials it has not been our intention to replicate the exact materials, form and style of the existing building. The choice of materials is sensitive to the adjoining conservation areas. The aim is to design a technologically advanced extension on the site, which refers to the 3D printing technology used in the building. The choice of materials has been derived from the need for lightweight and durable materials, which can be sized to relate to the existing structural framework.

In addition it should be noted that the materials chosen ensure that the extension will be quick to erect, and therefore minimise disturbance during the construction works. The colour and texture of cladding panels chosen are in harmony with the colours of the brick, render and concrete finishes of the surrounding houses, and the existing building. This is again a careful consideration that has been made in order to minimize any impact on the outlook from Reeds Place. The proposed fibre cement panels need minimal maintenance and they are more durable than a rendered coating, which currently exists on the long flank wall at first floor level, which looks shabby and is in need of repair.

With regards to the proposed materials in the first floor extension the Inspector supported this approach and stated the following in his report [Para 15]:

> *"…The contemporary design of the proposal would also be seen within the context of surrounding buildings which as identified above, include a range of styles and materials. Most notably the proposal would be seen within the context of the large modern grey rendered building opposite the appeal site on Rochester Place (when viewed from St Pancras Way) and a large building that has a relatively modern appearance that is finished in part render and part brick at 1 and 2 Wilmot Place behind the appeal site (when viewed from Reeds Place). For these reasons, I consider that proposal would not cause harm to the private views of the surrounding properties, in terms of the contribution that they make to the adjoining conservation areas."*

The concept of a contemporary extension is entirely in keeping with the technological character of the street and the buildings uses. The proposed use of the extension is to support the new and growing industry of 3D digital printing, which is currently operating from the property. This reflects the historic nature of this area, bringing in new technology at a human scale.

With regards to the contemporary look of the proposed first floor extension the Inspector supported this approach and stated the following in his decision letter [Para 12]:

> *"The proposed extension would have a contemporary design, which the Council do not object to in principle. I observed that the surrounding properties on Rochester Place accommodate a range of architectural styles. Details and samples of the materials to be used could be secured by a planning condition to ensure their suitability.*

Consequently, I consider that the design of the proposal is acceptable and would complement the range of styles in the immediate area."

2.3 Form & Bulk of the First Floor Extension

We have introduced a bevelled edge, facing the Reeds Place rear façade, so that daylight is maintained and also so that the new extension would have a negligible impact on the facing houses. We believe that the proposed extension sits comfortably on the site and there is no loss of outlook or sense of enclosure from Reeds Place. With regards to the size and bulk of the proposed first floor extension the Appeal Inspector supported this approach and said [Para 11]:

"Due to the nature of the surrounding area and the heights of neighbouring properties, I observed that the appeal site is largely only visible within the street scene from Rochester Place. The Council maintain that the proposed extension would be long and extend back over most of the site, which would have a different form to most buildings in the area. It is evident from the drawings that the proposed extension would be approximately the same height as the existing extension and due to the location of the existing stairwell would only extend the front elevation of the existing building by approximately 2 metres towards Reeds Place. Given this, the proposal would maintain the incremental step down in building heights towards Reeds Place and would protect the transition between the industrial buildings and the residential properties. The design of the proposal also encourages this, with its bevelled edge that reduces the bulk of the proposed extension when viewed from the street scene. Whilst views of part of the length of the proposed extension would be visible from further along Rochester Place where it adjoins Reeds Place, I consider that the proposed extension would appear relatively modest in the street scene."

The Inspector acknowledged that the size and bulk of the proposed first floor extension would increase. However, he observed that the proposal would appear relatively modest in the street scene and indeed he noted that the design would protect the transition from industrial to the neighbouring residential properties. [Para 13]:

"I acknowledge that the proposed extension would increase the size and bulk of the existing building, however given my findings above, I consider that the proposed addition would be relatively modest when viewed from the street scene and would protect the transition between the industrial buildings and the residential properties on Reeds Place. Further, the contemporary design would complement the range of styles

in the area. For these reasons, I consider that the proposed extension would not draw attention to the existing building or compete with other buildings in the adjoining conservation areas. Consequently, the proposal would not cause harm to the character and appearance of the area."

The Inspector went on to state that the Permitted Scheme *"would not be overbearing or create an unreasonable sense of enclosure to the properties on Reeds Place."* He went on to state that in relation to St.Pancras way that *"there would not be any harm to the living conditions of the occupants of these properties with regard to outlook."*

The Inspector concluded [Para 28]:

"In conclusion, the proposal by virtue of its siting, height, scale and design would not result in an unacceptable outlook to the neighbouring properties at Reeds Place. I also consider that the proposal would not result in any harm to the living conditions of neighbouring residents from overlooking, loss of daylight or sunlight, light pollution, noise or vibration. The proposal therefore complies with Policy CS5 of the CS and Policy DP26 of the DPs. The policies seek to ensure that the amenity of neighbouring residents is protected and development does not cause harm to amenity by virtue of (amongst others) outlook, overlooking, overshadowing, loss of daylight and sunlight, noise and vibration."

The Permitted Scheme taken with the second floor is entirely compatible with both the existing building and the neighbouring conservation areas. Right from the outset the design considered the site context in relation to the proximity of surrounding buildings on Reeds Place and St Pancras Way and their relationship to the existing property. The extension is entirely considerate of its surroundings, kept well back from Reeds Place and St Pancras Way.

2.4 The Proposed Second Floor Design

This proposal for a second floor extension continues with the same language and concept as the permitted first floor, which was conceived as a modern addition to the existing building, with clean crisp lines and contemporary materials. The facing materials have been selected in keeping with the hi-tech industrial use of the building. The main body of this level will have a lightweight rendered masonry finish, which is 'wrapped' by the lightweight fibre cement cladding panels on the north elevation. As with the first floor, the design makes a clear statement that it is new addition. It was important at the outset that the new construction should be clearly distinguishable from the existing building.

The concept of a contemporary extension is entirely in keeping with the technological character of the street and the buildings uses. The proposed use of the extension is to further support the new and growing industry of 3D digital printing, which is currently operating from the property. This reflects the historic nature of this area, bringing in clean new technology at a human scale. This application forms part of the refurbishment works to enhance the 3D printing business. The proposed second floor extension sits neatly adjacent to the neighbouring second floor at 57-59 Rochester Place.

2.5 Camden Planning Guidance - CPG.1

Section 4 – Extensions, alterations and conservatories

Key Messages

• *Alterations should always take into account the character and design of the property and its surroundings.*

• *Windows, doors and materials should compliment the existing building.*

• *Rear extensions should be secondary to the building being extended.*

• *You can make certain types of minor alterations without planning permission.*

The top two items have been considered fully in this application. The following paragraphs state how this application has considered the character and design of the property and its surroundings. Considerations include: Outlook and sense of Enclosure; Location; Size & Scale; Materials; Daylight & Sunlight; The neighbouring Conservation Areas.

Section 5 – Roofs, terraces and balconies

Key Messages

Roof extensions fall into two categories:

• Alterations to overall roof form; or

• Smaller alterations within the existing roof form, such as balconies and terraces.

When proposing roof alterations and extensions, the main considerations should be:

• The scale and visual prominence;

• The effect on the established townscape and architectural style;

• The effect on neighbouring properties.

This application falls into the first category – Alteration to the overall roof form. The following paragraphs, state how this application has considered the scale and visual prominence, effect on the established townscape and architectural style and the effect on neighbouring properties.

2.6 Outlook and Sense of Enclosure

The proposed extensions are entirely compatible with both the existing building and the neighbouring conservation areas. Right from the outset we have considered the site context in relation to the proximity of surrounding buildings at 57-59 Rochester Place, Reeds Place and St Pancras Way and their relationship to the existing property. The proposed extensions will not create a sense of enclosure or harm the outlook from neighbouring properties. A more detailed appraisal follows, with particular emphasis on the second floor extension.

2.7 Outlook & Sense of Enclosure from Reeds Place

The existing outlook from Reeds Place, towards the site, is onto a rather scruffy and untidy array of flank walls, roofs, rooflights and gutters. The outlook from the whole ground floor along Reeds Place is onto a 4.5m high brick wall (the ground floor wall of the existing building on the proposed site). There are no windows or articulation along this ground floor façade.

For the majority of properties along Reeds Place the existing outlook, from the first and second floors, is towards the rather scruffy low rendered façade, painted white 1.65m high at first floor, in which there are again no windows or articulation apart from several downpipes and gutters. Above the plain white façade is a mono-pitch roof with dark grey felt roofing and several small rooflights. This runs the full length of the first floor.

This proposal keeps the language of a bevelled façade along the north elevation, as used in the approved first floor, facing the Reeds Place façade, so that daylight is maintained and also so that the new extension would have a less imposing impact on the facing houses. The proposed extension sits comfortably on the site.

2.8 Outlook & Sense of Enclosure from 57-59 Rochester Place

57-59 Rochester Place is formed of several apartments, which are located around a central courtyard. The property, which is located at the south west of the courtyard, has bedrooms at the first and second floors with windows facing directly into the courtyard. The outlook from the first floor bedroom will be unaffected by this proposal as the oblique (sideways) view is obstructed by an existing brick wall which forms part of the existing first floor on the application site.

The outlook from the second floor bedroom window will also be largely unaffected by this proposal. The oblique (sideways) view, to the left of the window, is principally obstructed by the existing brick wall and its parapet on the application site. It is currently possible to see over the top of this wall. The application proposes to set back the second floor away from the top of the parapet wall. In addition, this proposal has a curved (faceted) front façade so that views can still be seen through the gap from the neighbouring apartment, over the parapet wall, towards Rochester Place. It is proposed that low level planting will be located behind the existing parapet wall.

2.9 Outlook & Sense of Enclosure from St Pancras Way

The rear of the proposed extension is set well back from the garden / boundary with 118 & 120 St.Pancras Way. The façade will be bevelled / sloped so that it follows the line of the neighbouring roof. A large sycamore tree in the garden of number 120 St.Pancras Way obscures the view of the proposed extension.

2.10 Outlook following completion of the proposed extensions

The neat linear form of both proposed extensions with their bevelled façades and simple materials is entirely in keeping with the simple linear form of the existing property, and the approved first floor extension. The design is executed in a controlled and contemporary way, with clean and neat lines. This proposal improves the outlook from 57-59 Rochester Place, Reeds Place and St Pancras Way, and does not create a greater sense of enclosure.

In his assessment of the proposed first floor extension the Appeal Inspector made the following comments with regards to the outlook from Reeds Place. There is no guidance with regards to an acceptable distance between properties in terms of outlook. Each situation must be judged on its own merits [Para 19]:

"…I am mindful that there is no guidance provided that indicates what a suitable distance should be in this regard."

The Inspector acknowledged [Para 20] that the existing outlook from Reeds Place is unattractive and restricted. Even at the second floor level the existing outlook is unattractive and restricted. The new second floor extension would greatly improve the outlook from the upper levels of Reeds Place as it will be much smarter, cleaner and set well back from the boundary with Reeds Place.

"As set out above, the proposed extension would only be visible from the first and second floor levels of properties on Reeds Place due to their tall garden boundary walls. The existing outlook from the first and second floor levels look directly onto the unattractive existing roof of the appeal site, the existing first floor extension and the taller structures immediately behind. I observed that the existing outlook is therefore relatively restricted. I acknowledge that the limited outlook to the front of these properties increases the significance of their rear outlook.

The Inspector concluded that due to the sloping façade and distance from the site boundary that a reasonable outlook would be maintained from Reeds Place [Para 21]:

"The proposed extension would be located approximately 6 metres closer to the rear elevations of the properties on Reeds Place than the existing first floor extension. However, I consider that the proposal at a distance of approximately 11.6 metres, with a similar height to the existing first floor extension would not be unacceptable. This is particularly bearing in mind the design of the proposed extension that slopes away towards the rear elevations of Reeds Place reducing its apparent bulk, the existing outlook, the relatively high density of development in the area and the closely knit surrounding streets. Further, I observed that in general terms views of the taller buildings behind the proposed extension from the first and second floor levels from Reeds Place would still be gained, maintaining a reasonable level of outlook. In addition, I consider that due to the separation distance, the height of the proposed extension and its bevelled design that the proposal would not be overbearing or create an unreasonable sense of enclosure to the properties on Reeds Place."

The proposed second floor is set back even further away from Reeds Place. The Inspector noted that there are “taller buildings behind the proposed” (first floor) “extension”. The proposed second floor extension follows the theme of taller buildings set back further from Reeds Place, which reduces its apparent bulk.

With regards to the outlook from St Pancras Way the Inspector concluded considered there would be no harm to the outlook. This is particularly evident due to the presence of the large sycamore tree. The tree obscures even more of the view towards the proposed second floor. [Para 22]:

> *“Given the distance of the proposed extension from the properties on St.Pancras Way and that views would be largely of the relatively modest side elevation of the proposed extension, there would not be any harm to the living conditions of the occupants of these properties with regard to outlook. I also observed on my site visit that the outlook towards the appeal site from the rear of No 120 St. Pancras Way is significantly obscured by a large sycamore tree.”*

2.11 Location

Rochester Place is a dynamic and interesting street with a unique inherent character and as such this must be taken into account when considering this application. The street has a history of creative and technological artistic uses. The existing property has a varied industrial history and was once a music studio equipment supplier, a clothing factory and a piano works amongst other uses.

The existing property has informed the layout and therefore the form and location of the proposed second floor extension. The existing building has two staircases, one at the front and one at the rear. The proposed extension uses just the existing front staircase as a means of access and escape linking directly onto Rochester Place. It would be more difficult to connect the second floor to the existing rear staircase without disrupting the outlook and daylight from St Pancras Way. Therefore this proposal is located only where access is possible to link to the existing front staircase.

As with the approved first floor extension, the proposed second floor extension will have a lightweight steel framework, which relates to the existing steel framework. This eliminates the need for more intrusive construction methods and enables the ground floor to remain operative during the construction of the upper floors. The new steel framework will be

expressed in the façade fronting the Reeds Place properties as a series of bays. The bays are separated by narrow windows.

2.12 Location in relation to Rochester Place

When the site is viewed from Rochester Place the property sits between a three storey mixed use property on the left (57-59 Rochester Place) and a 2 storey residential property on the right (7 Reeds Place). This can be seen in the existing front elevation drawing 266-103.
The proposed second floor extension sits adjacent to the three storey property at 57-59 Rochester Place, and it is exactly the same height along this façade.

2.13 Location in relation to Reeds Place

When the site is viewed from Reeds Place the dominant existing feature is the ground floor flanking brick wall of 61-63 Rochester Place as seen in drawing 266-104 (existing north west elevation). The dominance of this flanking wall will remain. The existing first floor can be seen in drawing 266-102 as a linear plane of render with a pitched felt roof above, with a series of aged rooflights. Above this the existing second floor brickwork flank walls of 57-59 Rochester Place can be seen.

The approved first floor north-west elevation incorporates a clean smart consistent row of neat cladding panels grouped into bays with narrow windows between. The proposed second floor elevation continues the language of the cladding panels, with a rendered section to the east (Rochester place side). It can also be seen in both drawings that the proposed second floor is set well back from the houses Reeds Place.

2.14 Location in relation to St Pancras Way

When the site is viewed from St. Pancras Way the most dominant element is the existing ground floor façade which will remain unchanged. The upper levels are set well back from the site boundary and the proposed second floor lines will follow the roof profile of the neighbouring property at 57-59 Rochester Place.

2.15 Location in relation to 57-59 Rochester Place.

As outlined in Section 2.4 the proposed building is, for the most part, set away from the boundary with 57-59 Rochester Place. Which limits any impact by the new proposal. Where the proposal sits along the boundary line it follows the same roof line, at the rear.

2.16 Size of Proposed Extensions

The proposed extension is neat and compact and sits comfortably on the site. The size and bulk of the proposed extension is proportionate to the size and bulk of the existing building. The proposed second floor extension on top of the Permitted Scheme at it's widest is 8m wide and at it's narrowest 7m wide. Therefore the second floor extension is not much wider than the existing first floor at 5.7m wide. The proposed extension is 20m long which is significantly smaller than the existing first floor beneath which is 29.5m long.

The second floor extension is set back 8.4m away from the site boundary with 2-7 Reed's Place and 6.9m away from the site boundary with 120 St Pancras Way, and 1.6m away from the site boundary with 57-59 Rochester Place on its southeast boundary, where it can be seen from the neighbouring courtyard. The proposed second floor is set back 4.2m from the existing Rochester place façade. The proposed second floor extension is the same height as the existing second floor level at 57-59 Rochester Place along its frontage and only 550mm higher towards the rear.

On the street frontage, it will appear much narrower than the existing 1st floor due to the existing projecting staircase. The resulting building size is entirely compatible with the existing building and its context. The proposed second floor is no higher than the neighbouring property at 57-59 Rochester Place.

3.0 Construction Materials

The existing structure will not be significantly altered. The approved first floor uses self-coloured fibre cement panels for the majority of the facades. A new, lightweight steel framework attached to the existing structural grid will support the new first and second floor extensions.

Glazing

Glazing on the east and west elevations will be in the form of large format polyester powder coated aluminium sliding windows & doors. The curved section of glazing overlooking Rochester place will be faceted. The outer panes will include a clear Anti-Sun coating to prevent excessive solar gain into the office space. There will be clerestorey glazing on the southern side which will also have powder coated aluminium frames, with some opening sections for ventilation. The narrow full-height opaque obscured glazed panels along the north elevation facing towards Reeds Place will have slim line powder coated aluminium frames and these will remain fixed shut (non-openable).

External Panels along the North & West Elevations

The choice of materials has been derived from the need for lightweight and durable materials, which can be sized to relate to the existing structural grid. The proposed insulated fibre cement cladding panels ensure that the extension will be quick to erect, and therefore minimise disturbance during the construction works.

The colour and texture of cladding panels chosen are in harmony with the colours of the brick, render and concrete finishes of the surrounding houses, and the existing building. This is again a careful consideration that has been made in order to minimize any impact on the outlook from Reeds Place. These panels will visually wrap over the central part of the main second storey block. These panels will work with the language of the approved first floor extension.

East, West & South Elevations

These will incorporate self coloured insulated rendered masonry.

Roofing

Proposed roofing will be 'flat' incorporating a single ply, mechanically fixed rubber roofing system in a light grey colour.

Rooflights

New rooflights will consist of double glazed units incorporating toughened outer panes and laminated inner panes. The outer panes will include an Anti-Sun coating to prevent excessive solar gain into the office space. The frames will be polyester powder coated aluminium and all will be openable.

4.0 Daylight & Sunlight

The design of this scheme has been carefully considered in relation to all neighbouring properties. The roof height, bevelled flank walls, and location on the site all contribute to ensuring that daylight to the neighbouring properties will not be affected.

Sufficient daylight will be maintained to all of the neighbouring properties. This is particularly evident because views of the extension are only possible from the 1st and 2nd floor windows, which will have their 25 degree daylight angles maintained. A supporting Daylight / Sunlight Assessment has been provided by Jessop Associates and is enclosed with this application.

5.0 The Neighbouring Conservation Areas

A supporting Historical Statement provided by Nicholas Doggett of Asset Heritage Consulting is included with this application.

6.0 Access

6.1 First Floor B1/B8 Extension

Access to the proposed first floor extension is through the main entrance on Rochester Place. A secondary entrance is located towards the rear of the property, which provides access to the ground floor, which provides access to an alternative escape route. Once within the extension the floor space will be designed as open-plan.

6.2 Second Floor B1/B8 Extension

Access to the proposed extension is through the entrance to the first floor level. The existing staircase will be used to provide access up to the First Floor level. A new staircase will be provided from the first floor to the second. Once within the extension the floor space will be designed as open-plan.

6.3 Surrounding Area

The impact on the surrounding area will not be affected by this proposal. The change to the floor area of the existing building is contained by the extents of the existing ground floor roof. Entrances / Access points into the building will remain in existing locations. The cladding and render materials chosen are sympathetic to the adjacent Conservation areas.

6.4 Parking & Public Transport

Excellent public transport is provided close to the application site. The site is located within the Camden Town Outer & Somerstown (CA-G) CPZ which operates Mon-Fri 08:30 - 18:30, allowing only those with residential permits to park.

The nearest Underground Station is Camden Town, which is approximately 300m away, and is served by the Northern Line. The site is also approximately 220m away from Camden Road London Overground and National Rail Stations.

The Site is 150m away from bus stop E on Camden Road and K on Kentish Town Road, which are served by; 29 Wood Green to Piccadilly Circus; 253 Hackney to University Hospital; C2 Parliament Hill Field to Victoria; 214 Highgate to Trafalgar Square; 134 North Finchley to Tottenham Court Road.

7.0 Conclusion

The design of the first floor is exactly as per the approved first floor extension (application Ref 2013/0643/P). The Appeal Inspector for the first floor stated in his conclusion that the proposal "would not result in an unacceptable outlook to the neighbouring properties at Reeds Place." He also considered that "the proposal would not result in any harm to the living conditions of neighbouring residents from overlooking, loss of daylight or sunlight, light pollution, noise or vibration."

This report outlines how the design of the proposed second floor extension works with the design of the first floor extension. It demonstrates and addresses the potential impacts of the proposed extension on neighbouring amenity. The design has been developed in order to minimise outlook and other amenity impacts.

There will be no adverse impact on the sense of enclosure from any of the surrounding streets and properties. This proposal is considerate and contextual and it will contribute positively to the building, its locality and surrounding conservation areas.