

## Design and Access Statement

Application Description:

**Modifications to existing roof shape to increase internal head height and facilitate a mezzanine space.**

Application Address:

**Flat 3, 52 Lamb's Conduit Street, London, WC1N 3LL.**

Client:

**Virginie Bahon**

Project no:

**1402**

Rev:

**C**

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### Introduction

This design statement has been prepared to support an application for the modification of the existing roof of 52 Lamb's Conduit Street. In 2014 an application for a roof extension was approved (ref 2014/3362/P). Later in that year another application was approved (ref 2014/5599/P) to modify this scheme by the addition of a dormer window. None of this approved work has yet been carried out, although a start on site is imminent.

This application is to cover amendments to the approved scheme to include items of design development during the course of the design of the project. Namely:-

- Modification of the existing window on the rear elevation to form Juliette balcony.
- Additional roof light on the rear roof slope to provide increased light levels in the rear of the flat.

This document also includes an Access Statement and Conservation Statement in support of this application.

The proposals represent sensitively designed modifications to the approved scheme which is invisible from street level, respects the character of this part of the conservation area and which will not affect the amenity of neighbouring properties.

## Planning Context

52 Lamb's Conduit Street lies within the Bloomsbury Conservation Area (Sub area 11). It is not a listed building but in the "Bloomsbury Conservation Area Appraisal and Management Strategy" it is described as a "positive contributor". There are no listed building directly adjacent to the site, however there are a number located close by, namely 13, 15 & 20 Rugby Street and 43, 45, 49 & 51 on the opposite side of Lamb's Conduit Street.

The relevant documents and planning policies to which we have referred are :-

- Bloomsbury Conservation Area Appraisal and Management Strategy (2011).
- Policy DP22 – Promoting sustainable design and construction
- Policy DP25 - Securing high quality design
- Policy DP26 - Conserving Camden's heritage
- Camden Planning Guidance – Section 5

There have been 2 recent planning approvals relating to 52 Lamb's Conduit Street.

- 2014/3362/P  
This planning application was for permission to remove the existing double roof structure and replace it with a single hipped roof which would create additional volume for a mezzanine bedroom.  
This application was approved on 18<sup>th</sup> July 2014 but the work has not yet been carried out.
- 2014/5599/P  
This planning application was submitted to cover minor amendments arising during the design development of the scheme and included a dormer window and modifications to the two rooflights.  
This application was approved on 27<sup>th</sup> November 2014 but the work has not yet commenced on site.

## Site Analysis

52 Lamb's Conduit Street is located on the corner of Lamb's Conduit Street and Rugby Street. It is one of a block of 4 buildings which appear to have been built as a group forming an "L" shaped block around the corner. The 3 buildings fronting onto Lamb's Conduit Street are 4 storeys in height above a cellar and the one building fronting onto Rugby Street is 3 stories in height above a cellar. All the properties comprise retail at ground floor and cellar with residential accommodation above.

The buildings were possibly built in the late seventeenth or early eighteenth centuries. The overall design is classically derived with a regular grid of rectangular windows and sparse, simple brickwork detailing.

The elevations are of red/brown brick with some horizontal banding in a lighter red brick. There is a corbelled brick cornice to the parapet and corbelled brick detailing at the top of the chimney stacks. Windows have rubbed brick flat arches above and painted stone sills below. The vertical sliding sash windows could be original.

None of the roofs of the 4 buildings appear to be original and all have different forms and pitches. No. 48 Lamb's Conduit Street has a flat roof, no. 50 has a more steeply pitched hipped roof and 17 Rugby Street has a single pitched roof with a "cat-slide" roof to the rear. No. 52 has a series of hipped roofs with a slope of 32deg and a covering of modern fibre cement "slates" All the roofs are located behind parapets.

## Design

The proposed development comprises modifications to the existing roof to create a mezzanine area above the third floor flat. There will be no modifications to the elevations of the building and all changes will be confined to behind the existing parapet line. There will be no internal alterations at all below third floor level.

The existing roof comprises fibre cement slates and is in the form of an L shaped partly hipped roof over the rear portion of the building and the return and a rectangular partly-hipped roof over the front portion of the building. There are lead parapet gutters around the perimeter of the roof and the two roof sections are separated by a lead valley gutter.

The proposed roof will have the same pitch as the existing and will be clad in natural slate. The form of the new roof will differ from the existing in that the two separate roofs will be replaced by a single hipped roof similar to 50 Lamb's Conduit Street. This hipped roof is truncated with a flat roof and flat glazed sky light meaning that the ridge line will be raised by approx. 800mm above the original to achieve the necessary headroom below. This increase in height is still below the level of the bottom of the corbelling to the chimney stacks and also below the level of the ridge line on 50 Lamb's Conduit Street. It is proposed that there will be a roof window on the east roof slope at the back of the building and a dormer on the north roof slope.

The shape of the modified roof along with the fact it is behind a parapet means that the none of it, including the dormer, will be visible from street level, even when viewed from the junction with Great Ormond Street. The modified roof will be visible from the upper floors of some adjacent properties so it has been designed in a sympathetic manner which retains the character of the existing hipped roof. The new roof will be covered in natural slate which will be a great improvement on the existing fibre cement "slates". Hips and ridges will be detailed with red clay tiles appropriate to the period and character of the area. The dormer will be clad in lead sheet cladding with mop roll joints. The window will be painted white. The additional ridge height will have no impact on light to, or views from, any of the surrounding properties.

The additional items introduced in this planning application have been developed to increase the amount of natural light penetrating the rear of the property. They comprise the following:-

- An additional roof light, low down on the slope of the rear, (East) elevation.  
This will be framed in grey painted metal and glazed with clear glass.
- Modification of the existing window on the rear (East) elevation to form a pair of French windows.  
This will be achieved by removing the panel of existing brickwork below the cill to form a full height opening. The French windows will be of clear glass in white painted timber frames. They will open outwards and be fitted with an internal balustrade.  
The fenestration pattern will be simple as befitting the style of the building and comprise 2 simple horizontal bars which will be set at the level of the existing windows mid rail and sill.

## Material Planning Considerations

We set out below the main issues in terms of local planning policy and describe how we have mitigated any impact.

### Sustainability

Policy DP22 – Promoting sustainable design and construction encourages the adoption of sustainable design features into any development. Due to the configuration and detailing, the existing roof cannot be insulated up to current building regulations standards. The proposed works will include a new roof which will comply fully with the current building regulations thermal insulation standards.

### Impact on Conservation Area

In pursuance of Policy DP24, the development is designed in response to the character, setting, context and the form and scale of neighbouring buildings. The proposed roof pitch matches the existing, the eaves height is the same and the materials used will be appropriate to the context. The overall height of the proposals will be below that of 50 Lamb's Conduit Street and below the level of the bottom of the corbel detailing on the party wall chimneys.

The roof of 52 Lamb's Conduit Street is not visible from any of the surrounding streets. The increase in ridge height will not be visible either. The only view in which it might have been visible is looking south down Lamb's Conduit Street however, it is obscured by the chimney stack on the north elevation. Where the development is visible from adjacent buildings, the new roof uses established roof forms in the immediate neighbourhood.

In response to Policy DP25, the development has been designed to preserve and enhance the character of this sub area of the conservation area. As noted above, the development is not visible from street level and where visible from surrounding buildings, the roof finish will be improved using natural slate. The alterations do not constitute "substantial demolition" of the building.

The Bloomsbury Conservation Area Appraisal and Management Strategy describes Lamb's Conduit Street in the following terms:

"There are several examples of high quality shopfronts and the detailing, colour of brick, parapet heights and ridgelines of the townhouses vary. Together with the active shopfronts, these elements create a visually interesting and vibrant street scene."

This development continues the established theme of varied ridge-lines in the area.

### Amenity

There is an existing roof light on the north facing slope of the roof to number 50 Lamb's Conduit Street. These proposals for number 52 will raise the height of the party wall between the properties by approx 900mm as shown on drawing 110. However:-

- The roof window is a skylight above ceiling level and so, currently, provides no views.
- The roof window faces north-north-west and so the amount and duration of direct sunlight penetration into the room below will not be changed by these proposals.

If the increased height of the party wall is considered to be an issue to the light received by the skylight then this could be mitigated by painting the portion of the party wall between the chimney stacks white to reflect light back onto the skylight. As the skylight is north facing and this white wall would be south facing then it is reasonable to suggest that the light levels hitting the skylight would be improved over the current situation.

The altering of the window on the rear elevation into a French window with a Juliette balcony will not alter any over-looking issues from this window in its current form.

### Camden Planning Guidance - Design

The main difference between this application and the previously approved application, 2014/3362/P, is the inclusion of a dormer window. The proposed dormer complies with the provisions of Camden Planning Guidance, Design, para 5.11 except as follows:-

- 5.11 b – The top of the dormer, whilst below the ridge line of the roof, is less than 500mm below it. This is because the headroom is insufficient to allow for this. However, as the dormer cannot be viewed from a distance (because of its location relative to the chimney stack) this will not cause the dormer to project into the ridge line.
- 5.11 e – The bottom edge of the dormer will be slightly above the line of the top of the parapet. It has been designed in this way so that the face of the dormer is kept as far back from the building façade below thus ensuring that it is invisible from street level and is kept subordinate to the rest of the building.

### Conclusion

These proposals affect the roof only. The proposed roof form is derived from, and sympathetic to, the existing roof. The change to the ridgeline is minimal and keeps well within the range of adjacent ridgelines and roof forms. It is not visible from street level and are in no way detrimental to the character of the conservation area. Where the roof is visible from neighbouring properties, the new roof will be visually improved by use of natural slate covering. The dormer, too, is invisible from ground level and, where it is visible from the upper levels of adjacent properties, it has been designed in a sympathetic manner with a scale and materials to complement the existing building. is inconspicuous  
The roofs to 47 and 49 Lamb' Conduit Street appear to have been modified using a similar principle to our proposals.

### Access

There is no alteration to the access to the flat.

## Supporting Images



Roof concealed behind parapet  
Dormer window and  
increased ridgeline concealed  
behind parapet and  
chimney stack

View Looking South Down Lamb's Conduit Street.



52 Lamb's Conduit street

Aerial View illustrating varying roof forms and heights.

Windows visible from the rear of flat 3



Flat 3, 52 Lamb's Conduit Street

Aerial view showing windows on 15 Rugby Street.  
NB, these windows serve non-habital rooms (Kitchens)



Kitchen windows to flats  
at 15 Rugby Street

View from rear window of Flat 3, 52 Lamb's Conduit Street.