



Planning Statement Design and Access Statement

Flat 15, 100 Whitfield Street, London Borough of Camden, W1T 5EA

Creation of roof terrace at existing flat roof

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Introduction

This planning statement has been prepared to support the application for planning permission in respect of proposed development at Flat 15, Irvine Court, 100 Whitfield Street, London Borough of Camden. The statement has been prepared by 4D Planning Consultants on behalf of Mr Amr Baabod.

The proposal relates only to the top floor of the building (comprising Flat 15), at the interior and exterior. It is proposed to create a roof terrace on the existing flat roof, by creating a staircase from the interior to a new skydoor set into the roof, and by installing decking and a glass balustrade. This will involve reconfiguration of existing internal walls and doors.

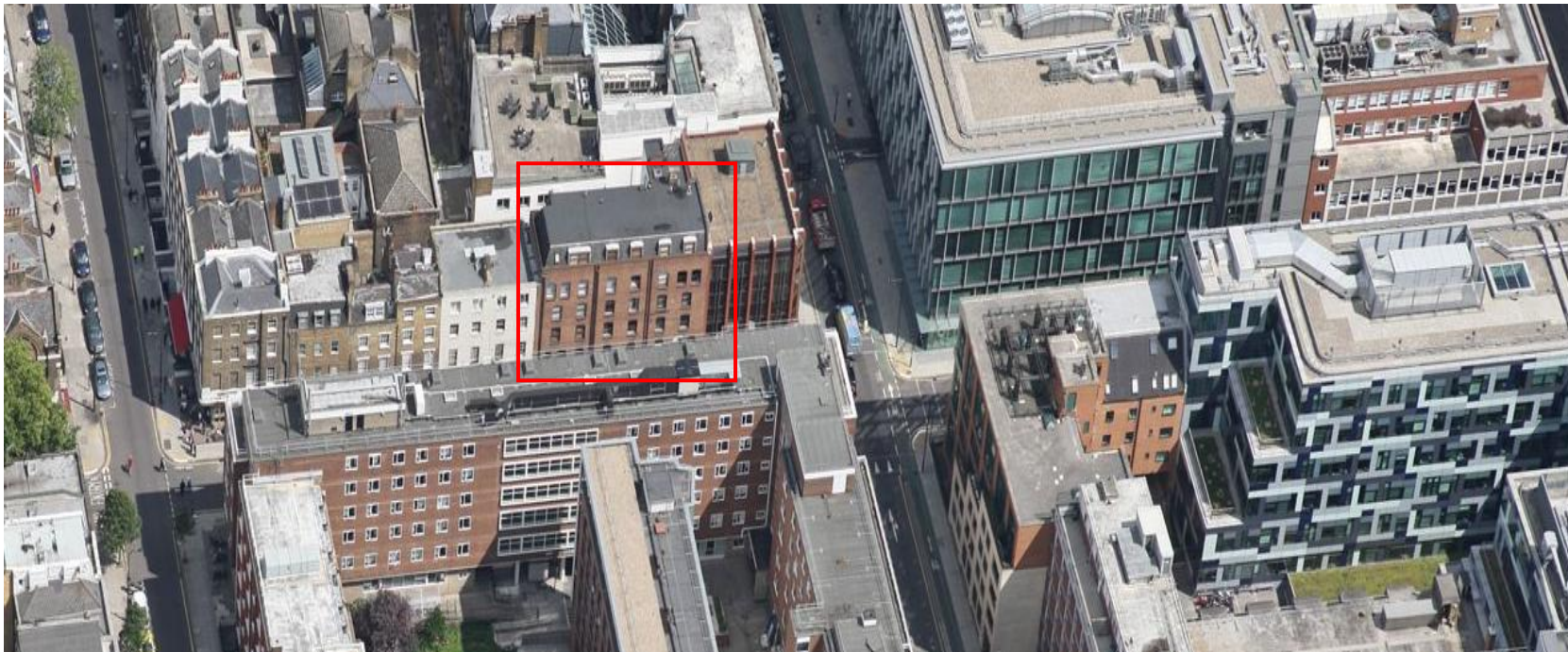
The purpose of the statement is to demonstrate that the proposal:

- Will achieve high-quality design
- Will not have a negative impact on the amenity of neighbouring residents.
- Will protect the character of the neighbouring Conservation Area and nearby listed buildings.

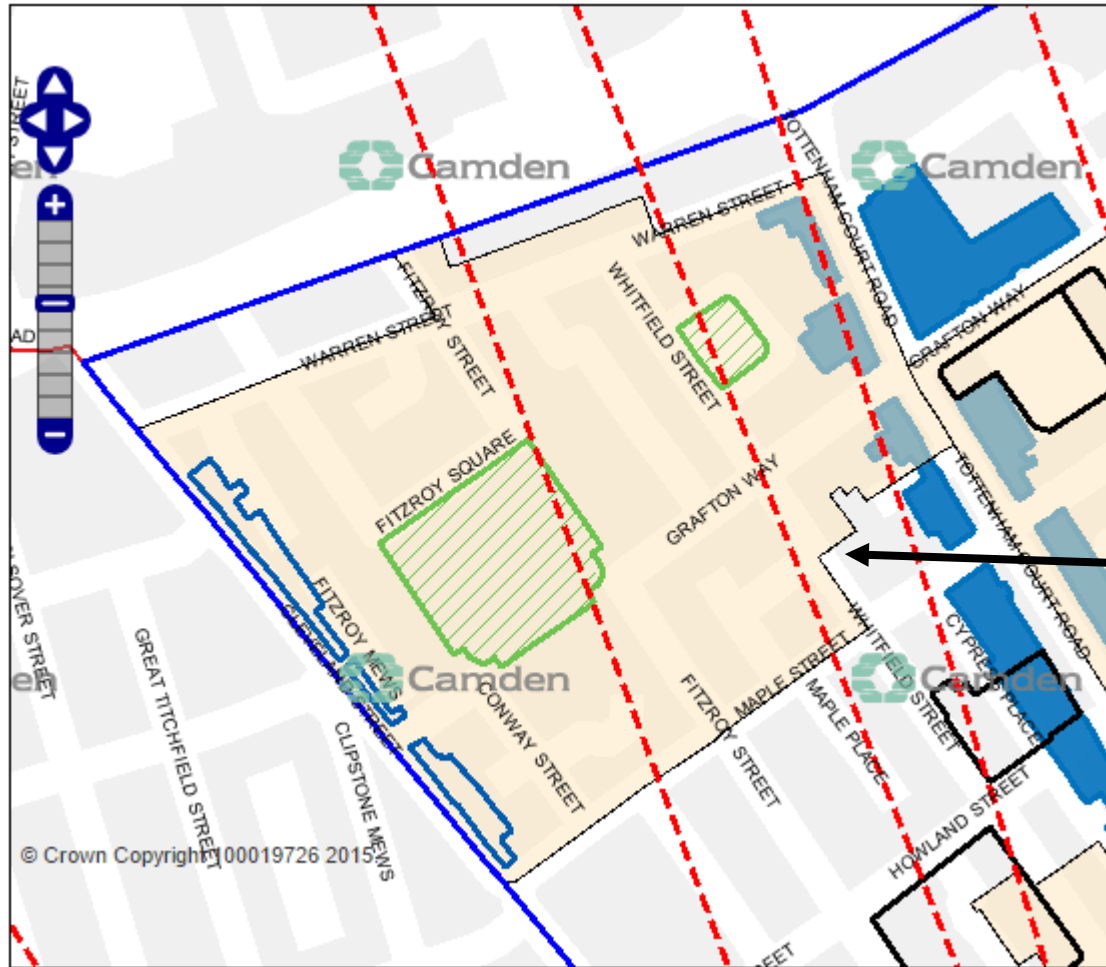
Existing Site and Context

The property is a part of Irvine Court, a six-storey building at 100 Whitfield Street in Camden. Flat 15 comprises the top floor, a Mansard construction with a flat roof. Access to the property is via stairs at the rear of the building. The flat roof is currently accessible via a rooflight. The property is not a listed building or recognised as having local significance.

The building is immediately adjacent to the Fitzroy Square Conservation Area. Development in the immediately surrounding area comprises a mix of residential apartments and offices. Buildings along Whitefield Street vary in height and proportions, from single houses to large office blocks and apartment buildings. There are two listed buildings near to the site, at 112 Whitfield Street and at 2 Maple Street.



Aerial view of 100 Whitfield Street from the west (Bing Maps)



Fitzroy Square
Conservation Area
(shown in tan)

Development site

Planning History

The local planning registry provides the following planning records for the address, which appear to relate to a previous building on the site, given the details of the applications. The registry provides no more recent planning records than those shown below.

CA3009/AD1227: *Display of three non-illuminated 48 sheet (approximately 20ft. by 10ft.) advertisement hoardings, on the Maple Street and corner of Maple Street/Whitfield Street frontages, and the erection of a plain hardboard panel, 7 ft in height on the remainder of the Whitfield Street frontage, for use as a mural. Permission granted, 5/11/1979*

CA3009/AD279: *The display of an internally illuminated petrol filling station sign measuring 1.143m x 1.575m on a pole 3.506m high. Permission granted, 26/4/1976.*

18307: *Erection on the sites of 10 Maple Street and 96-100 Whitfield Street, W1 of a 6 storey building to comprise, basement offices and car park, ground and 1st floor offices, and 2nd, 3rd and 4th floors residential. Permission refused, 29/03/1974*

Site images



General exterior view from Whitfield Street. The property comprises the top floor of the building.



Exterior view of the flat roof.



Exterior view of roof

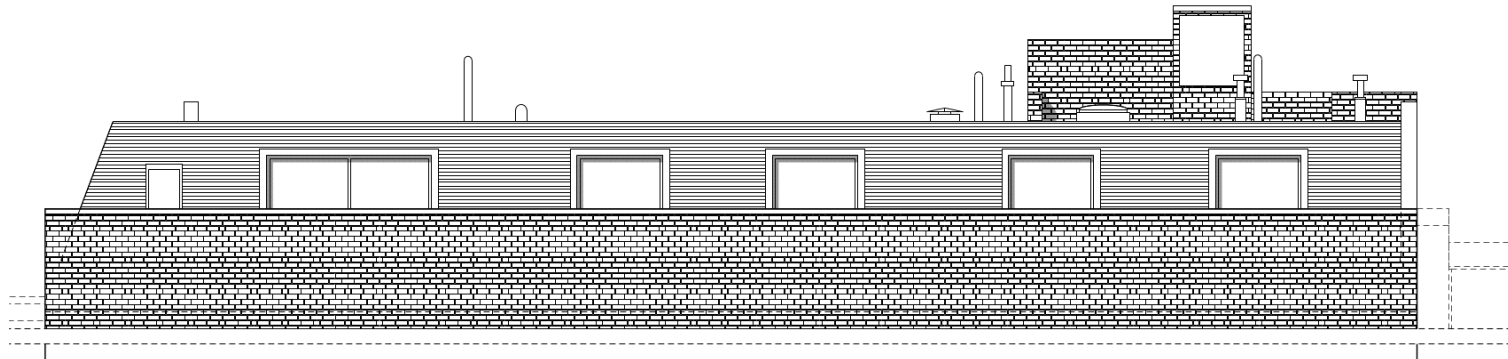


Internal living room wall, to be slightly altered to form stairs to the roof terrace.

Proposal

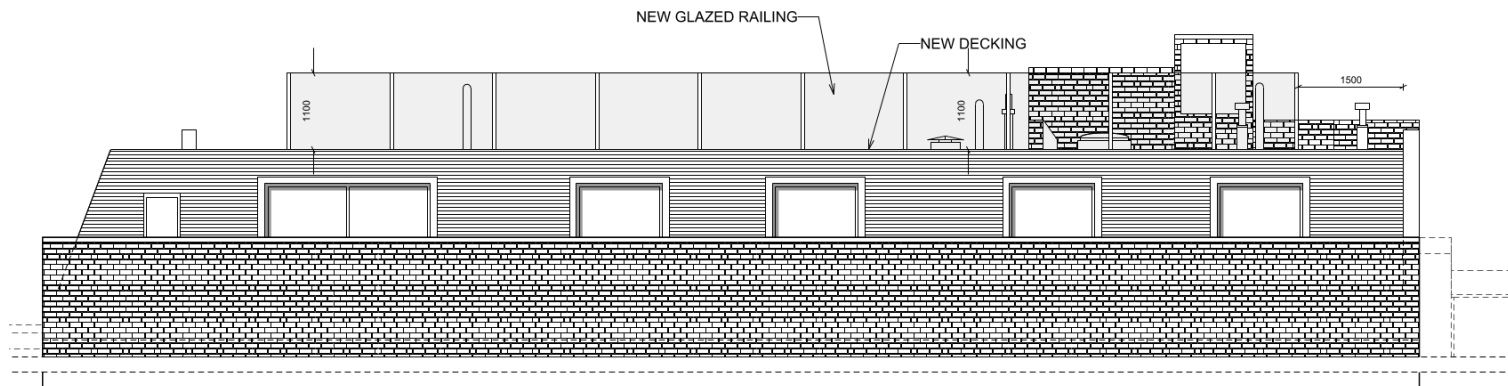
It is proposed to create a new roof terrace on the existing flat roof, to provide outside amenity space for the occupants of the building. The development will comprise the creation of new stairs from the living room leading to a new skydoor. The terrace will be a simple construction, comprising a single area of decking, surrounded by a glass balustrade. No other permanent elements will be installed at the roof.

Design Visualisations



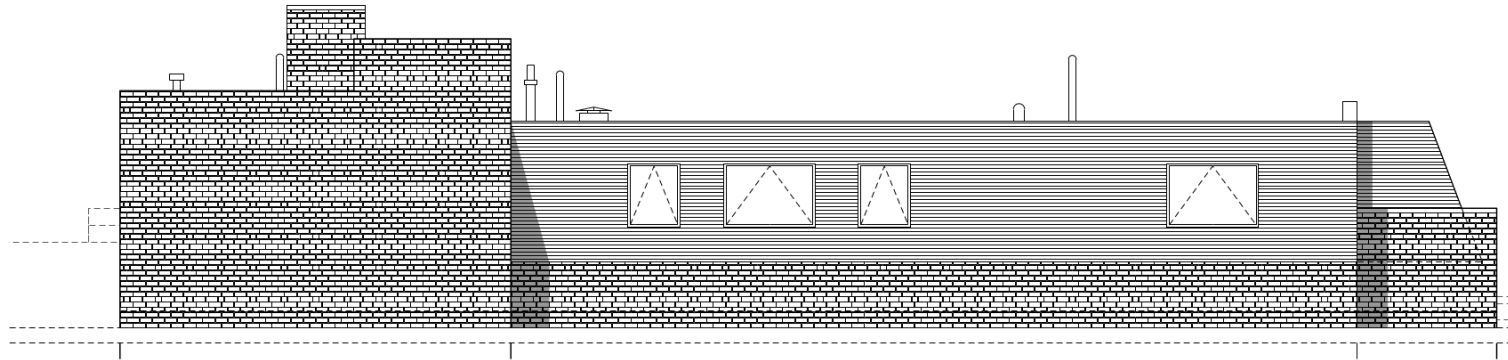
Existing Front Elevation

The existing property is a flat occupying the top floor of the building.

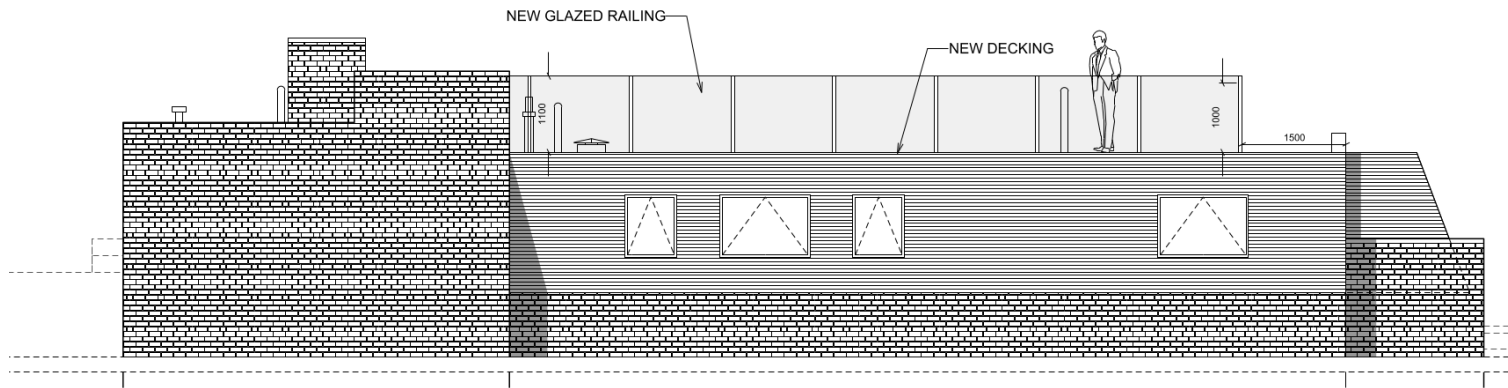


Proposed Front Elevation

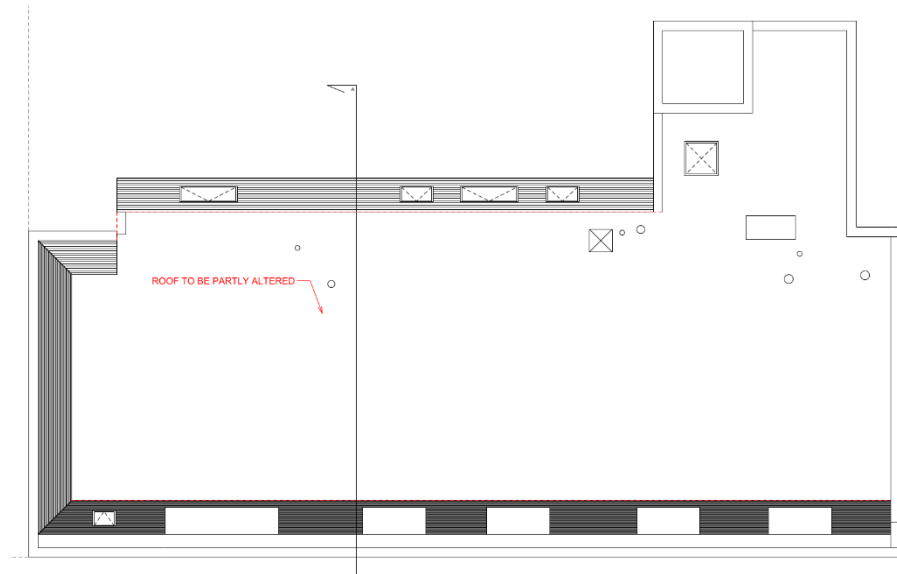
The roof terrace will be created by fixing decking to a portion of the flat roof and installing a glass balustrade.



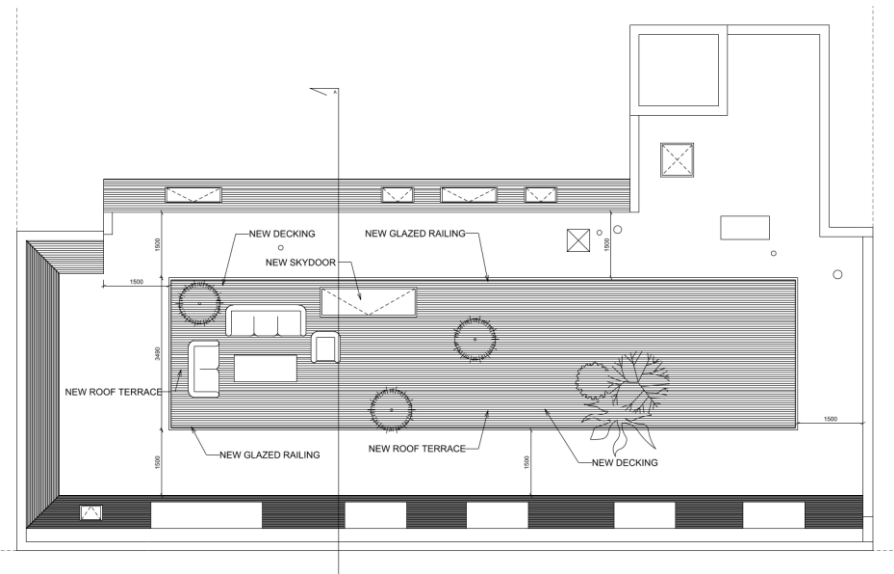
Existing Rear Elevation



Proposed Rear Elevation

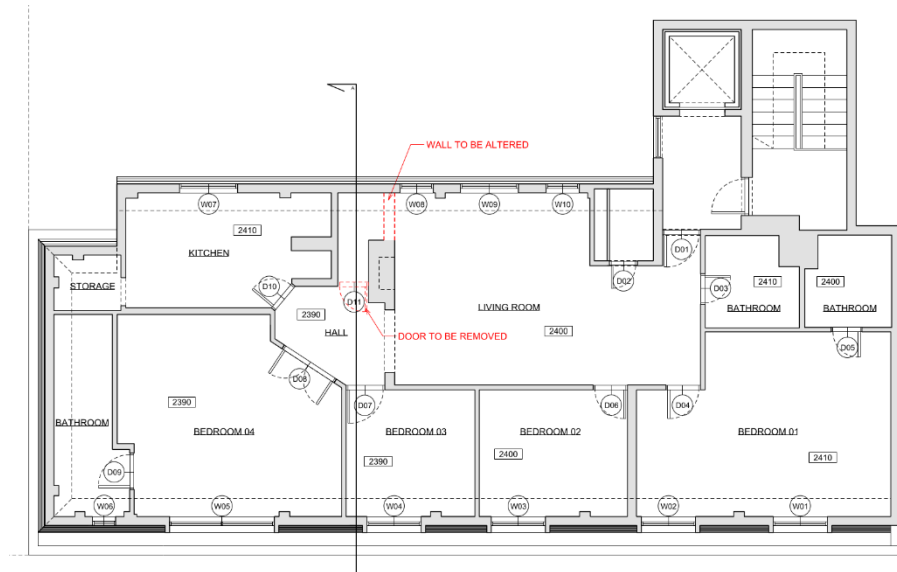


Existing Roof Plan



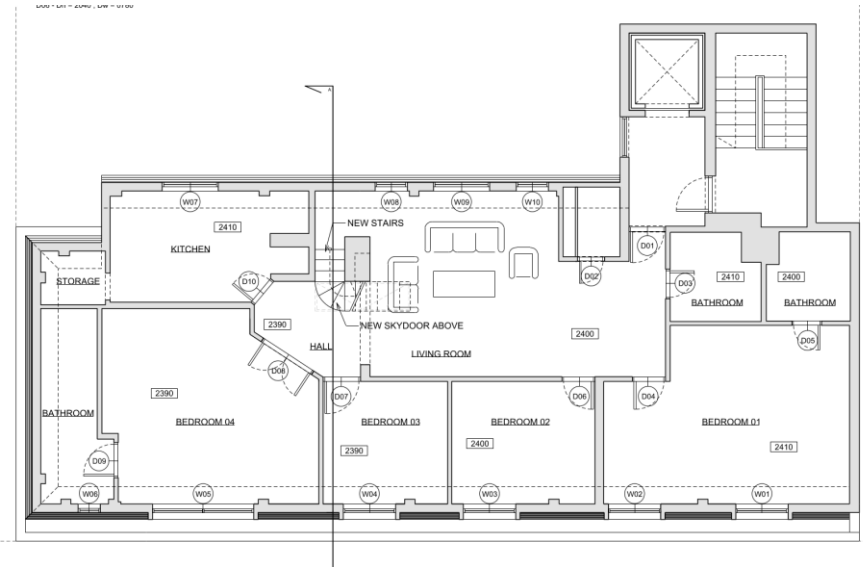
Proposed Roof Plan

The terrace will occupy the central portion of the main area of the roof, and will be accessed by a new skydoor.



Existing loft plan

Access to the new floor will be created by minor alterations to walls and doors at the existing floor.



Proposed loft plan

A new staircase will be created from the existing interior to the roof level.

Planning Policy Context

The adopted development plan for the site comprises:

- The National Planning Policy Framework (2012)
- The London Plan (2011)
- The Camden Core Strategy (2010) and the Development Policies (2010).

Planning Statement

The key planning issues relating to the proposed development are considered to be the quality of design, impact on amenity, and effect on the nearby Conservation Area. The relevant planning policies and guidance at the site are as follows.

Design

Core Strategy policy CS14 *Promoting high quality places and conserving our heritage* states that:

“The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens; ...”*

Development policy DP24 states that:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.”*

The proposed roof terrace is minor in scale and is subordinate to the existing building, and the design is appropriate to the character and setting of the existing building and those adjacent to the property. The proposal would be constructed using materials appropriate to the original building, and will reflect the character of modern buildings in the surrounding area. The introduction of glass and wood decking will achieve an attractive design.

Heritage

The NPPF advises that planning applicants should *“describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”* Paragraph 132 notes that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”* Paragraph 134 notes that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

Local development policy DP25 *Conserving Camden’s heritage* states that *“In order to maintain the character of Camden’s conservation areas, the Council will... not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area”* and will *“not permit development that it considers would cause harm to the setting of a listed building.”*

Fitzroy Square Conservation Area is centred on Fitzroy Square to the west of Whitfield Street, and extends to the north-west elevation of 100 Whitfield Street. The Conservation Area Appraisal describes the area around Fitzroy Square as *“a distinctive and consistent area of speculative development”* which *“generally retains a homogenous character.”* It is noted as being *“an excellent example of Georgian town planning which combined dwellings with ancillary uses and services.”*

It is considered that the proposed development will lead to no harm to the significance of the Conservation Area the site bounds, or on nearby listed buildings. Due to the size, nature and design of the proposed terrace, it will have a low visual presence in the surrounding area and therefore will avoid a negative impact on the setting of the heritage assets around the site.

Amenity

Local development policy DP26 *Managing the impact of development on occupiers and neighbours* states that *“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity”* and that developments will be required to provide *“an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space.”*

Due to the size, location and design of the proposed terrace, it is not expected that any significant impact will be had on the amenity of occupants of neighbouring building. The terrace will be sufficiently far from nearby residential properties to avoid a negative impact on visual privacy and overlooking and noise, and will not cause any impact on overshadowing or provision of natural light.

Design and Access

This section provides consideration of design and access issues as they relate to the proposed development.

Use

The proposal is for a new roof terrace, to provide outdoor amenity space for the occupants of the flat.

Amount and Scale

The decked area of the terrace will measure approximately 51 square metres. The terrace will occupy roughly a third of the roof area.

Layout

The terrace will be situated in the centre of the main part of the flat roof. The new stairs will rise from the living room, providing logical access from the centre of the flat.

Materials and Appearance

The terrace will comprise timber decking and a glass and steel skydoor, achieving an attractive appearance appropriate to the style of the existing building.

Access

The terrace will be accessed via new stairs from the interior of the flat and a new skydoor set into the flat roof.

Drawings

Existing

A-L1-00 Existing/Demolition Loft Plan
A-OR-00 Existing/Demolition Roof Plan
A-65-00 Existing/Demolition/Proposal Section A-A
A-76-00 Existing / Demolition Elevations

Proposed

A-L1-01 Loft Plan Proposal
A-OR-01 Roof Plan Proposal
A-76-01 Elevations Proposal

Conclusion

The proposed development will provide additional external amenity space for the occupants of the flat, achieving an attractive, low profile design appropriate to the original building and the surrounding area. The design will avoid a negative impact on the nearby heritage assets. The setting of the nearby Conservation Area will not be impacted by the proposal. There will not be any overlooking or loss of privacy due to the scale and set back of the proposed terrace.

The proposed development is therefore considered to accord with the development plan and to support relevant national and local policies for design, preservation of heritage, and protection of amenity. It is therefore considered that the application for planning permission should be approved.