

2 Barbon Close
London
WC1N 3JX

Design & Access Statement





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1.0 Introduction

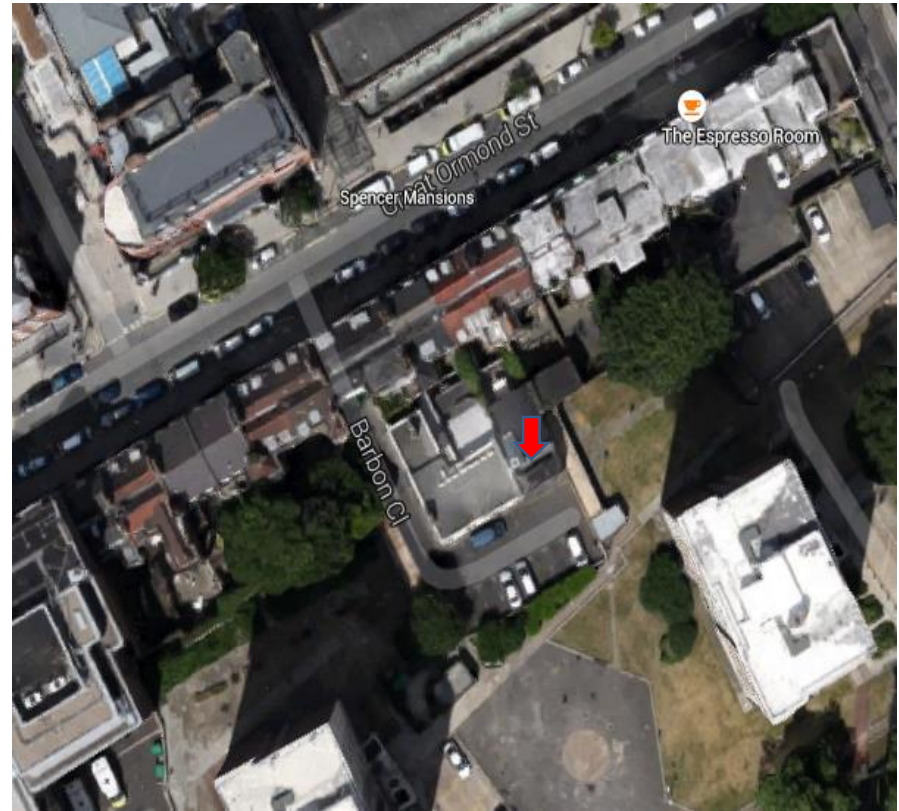
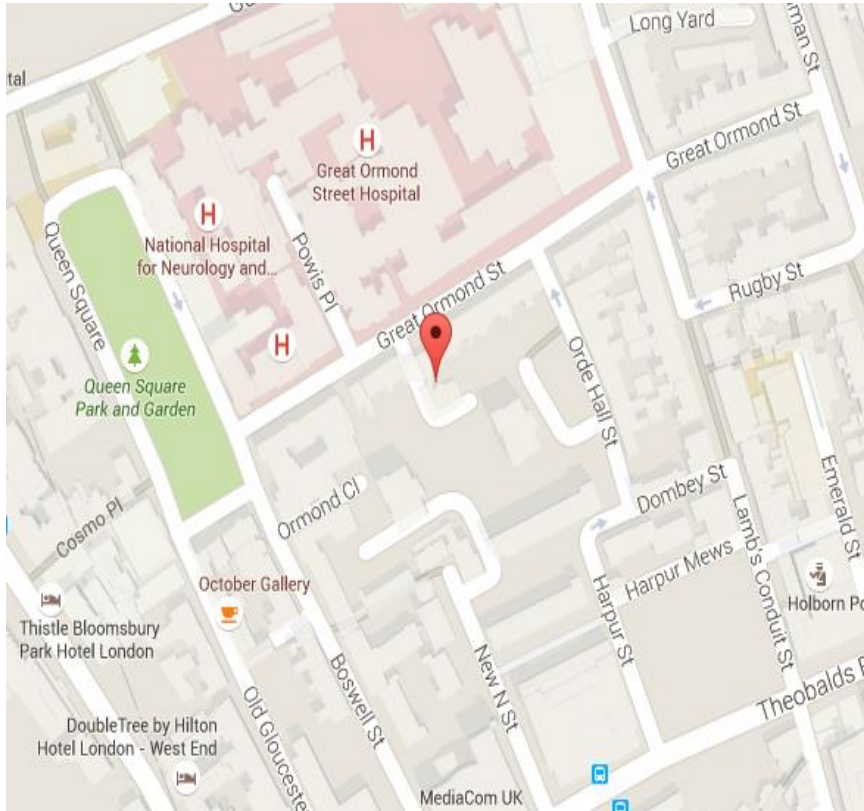
- 1.1** The following report has been prepared in respect of the proposed mansard addition of the site known as 2 Barbon Close, London, WC1N 3JX. The proposal includes the removal of an existing GRP non-traditional roof terrace to restore the premises with more traditional period features, materials and design. The current use class is a C3 Dwelling house, the use will remain unchanged.
- 1.2** The proposal comprises 1No. Bedroom to be included within the second floor replacing the existing GRP open roof terrace.
- 1.3** The proposal aims to restore the character of the mews house and include features associated with typical mews houses with integral garages



2.0 Location & Situation

- 2.1 The property is situated on the south side of Great Ormond Steet on a single entry/exit road known as Barbon Close.
- 2.2 The property is situated within walking distance of Holborn Station.
- 2.3 The immediate streetscape is made up of 1No. 2 storey Commercial premises to the left hand side of the property known as 1 Barbon Close -comprising showrooms and offices to the upper parts.
- 2.4 To the right hand side of the subject property there are no other adjacent buildings in the streetscape.
- 2.5 The current streetscape is made up of 2No. properties within the terrace both of different age and materials.
- 2.6 The subject property cannot be seen by passing traffic unless the single entry/exit road is entered into.

2.7 The siting of the development site is better shown on the location maps below – Sourced from Google Maps:





3.0 Design Policies

- 3.1** The purpose of this development is to achieve high quality design and to upgrade the property. The proposal will include upgrading of the existing machine made slate tiles with the restoration of hand-made slate tiles. In accordance with Core Strategy Policy CS14 the proposal aims to conserve heritage design in accordance with development policy DC24.
- 3.2** Mansard roofs are often the most appropriate for dwellings of this kind with a raised parapet wall and low roof structure behind. When considering this application the pitches and profiles, external roof covering and windows have been considered.
- 3.3** The information followed in this design have followed the directions in accordance with design criteria and development policies DP 24 securing high quality design and DP25 Conserving Camden's Heritage.
- 3.4** The pitch of the roof is deemed adequate for the introduction of the dormers within the mansard roof. The dormer windows are shown relate to the façade below in accordance with local design examples and Camden planning guidance notes. The dormers appear as separate small projections on the roof space that are aligned in principle with the windows below and have been designed to avoid an overly dominant appearance.
- 3.5** The other materials used within this development will include traditional materials such as lead, timber and slate tiles. The overall design has followed the requirements for 0.5m distances from the top and sides of each dormer introduced.

4.0 Existing Streetscape

4.1 The existing street scape can be seen below. Development is sympathetic to the overall street scene and adjacent property.



5.0 Local Design & Inspiration - Our design team ensured they took cues from the local environment:



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6.0 Existing Style

The property as existing has a



Existing staircase to roof terrace to be used to access mansard roof addition.

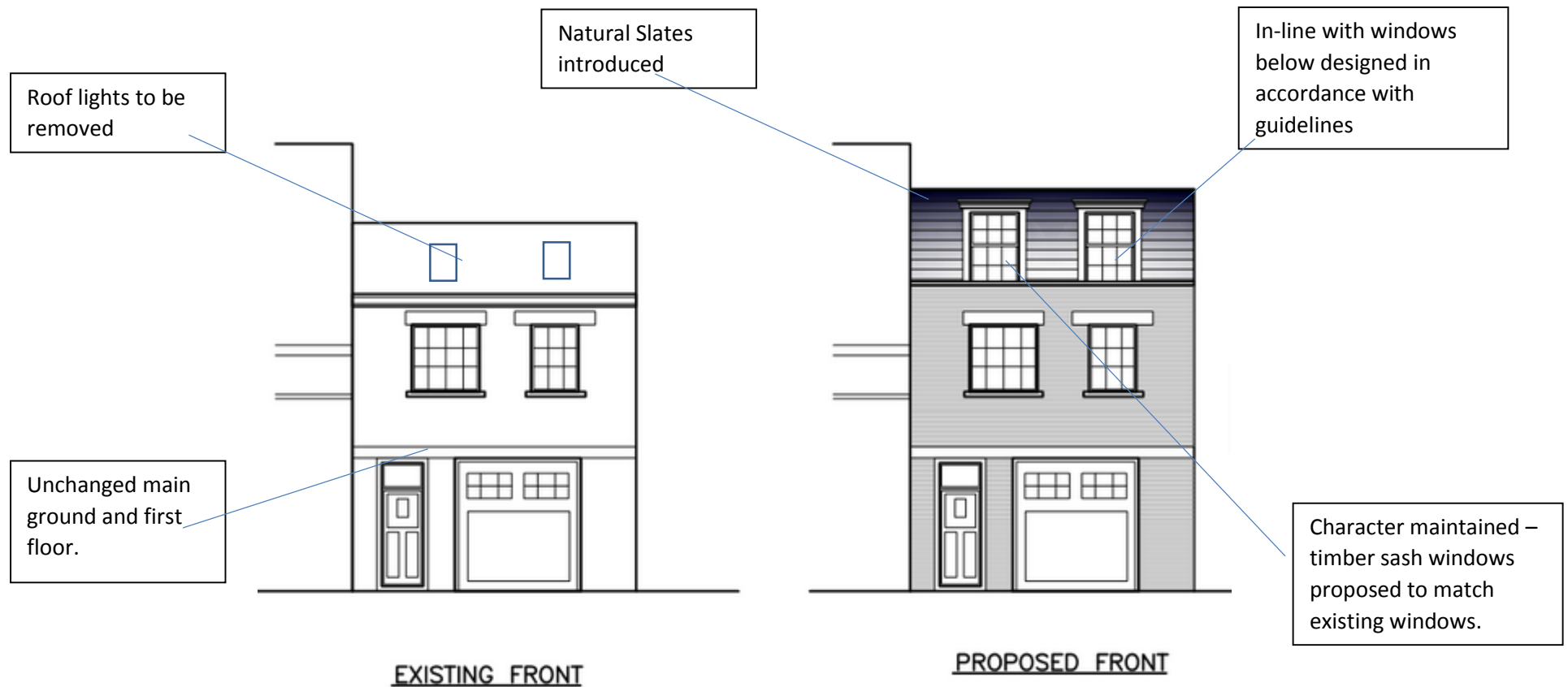


GRP roof terrace within existing roof space, to be removed and covered over for mansard.

Existing roof slope with rooflights, to be removed and the existing GRP non-traditional roof terrace to be removed.



7.0 Proposed Design – Chosen Design





8.0 Conclusion & Impact

- 8.1** The proposed use will provide more usable space to the premises. The existing floor area remains relatively unchanged and the impact on the lower floors is negligible as the staircase used for the upper floor is existing.
- 8.2** The design has been carefully thought through to minimise impact on the streetscape, utilise materials that fit well within the locality and design a building which is not bulky or over-massed within its context.
- 8.3** This proposals aims to restore the subject property and to benefit from a more traditional use of floor space whilst adding character to the building.
- 8.4** There will be no impact on local residents, as the proposal is less visually intrusive than the existing roof terrace.