

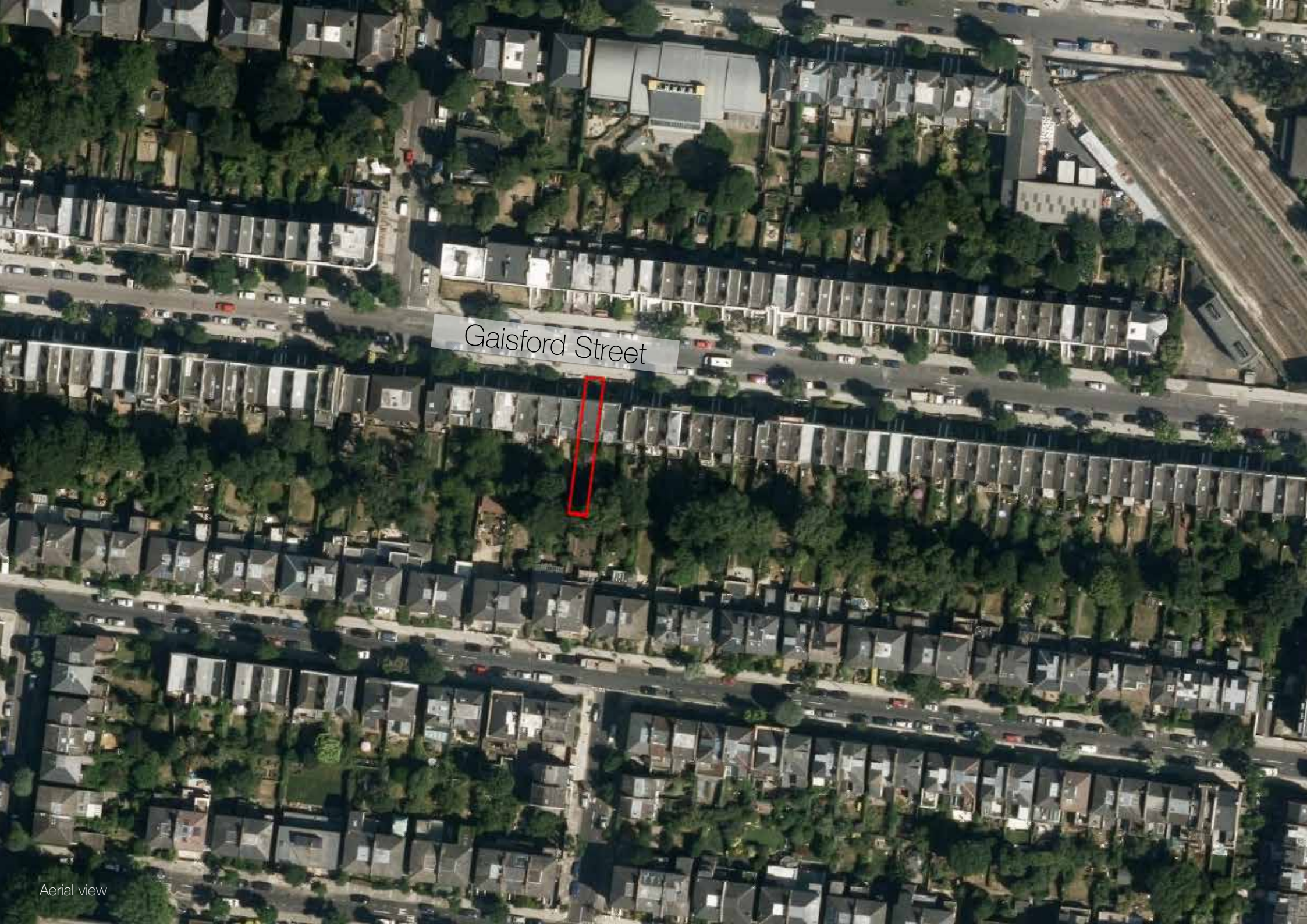




View of the rear facade

Contents

- 01. Introduction
- 02. Site and Surrounding Area
- 03. Scale
- 04. Design and Appearance
- 05. Response to the NPPF
- 06. Conclusion



Gaisford Street

1.0 Introduction

1.1 Introduction

This planning statement has been prepared by WMG | Design Studio Ltd, in support of a planning application for a rear dormer enlargement at 59 Gaisford Street, Camden

Gaisford Street runs roughly East-West and is located in the London Borough of Camden. 59 Gaisford Street is not listed, but it does sit within the Bartholomew Estate Conservation Area.



View of the front elevation of the building

2.0 The Site and Surrounding Area

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The Location

2.1. The application site is situated within the London Borough of Camden. The location of the site is to the centre of Gaisford Street.

2.2. The site is well located for public transport and road access. Kentish Town is approximately 0.3 miles away from the property. There are regular bus routes serving the site with bus stops nearby on Kentish Town Road.

2.3. The street comprises a mix of residential properties.

2.4. The adjacent property at 57 and 61 Gaisford Street are residential properties as are of those to the rear of the property on Patshull Road.

The Site

2.5. The site is currently used as a residential flats

2.6. It is believed the building is from the late 19th century.

2.7. There is a large garden towards the rear of the property which is secluded, a large number of properties along Gaisford Street have extended their rear dormers to increase them in size.



View of adjacent rear property with rear extension

3.0 Scale

Scale

3.1 The overall scale of the building will not change to any significant degree, and will be in keeping with the surrounding buildings as the building height will remain the same.

3.2 The additional rear dormer will match the style and massing of the existing building, which maintains the prominence of the existing building and is not overbearing.

3.3 The building will not be extended in any other areas. It is felt the rear dormer extension arrangement is appropriate given that there are similar extensions along this strip of road and the impact on neighbours will be minimal as it will not have any impact on neighbouring buildings.

3.4 This arrangement follows that of the properties within the area as seen from the aerial view below.



Birds eye view showing adjacent larger rear dormers

4.0 Design and Appearance

Design and Appearance

4.1 The proposals aim to maintain the original aesthetic of the existing building.

4.2 The proposal seeks to present an elegant face to the rear of the building, which is hidden from street view.

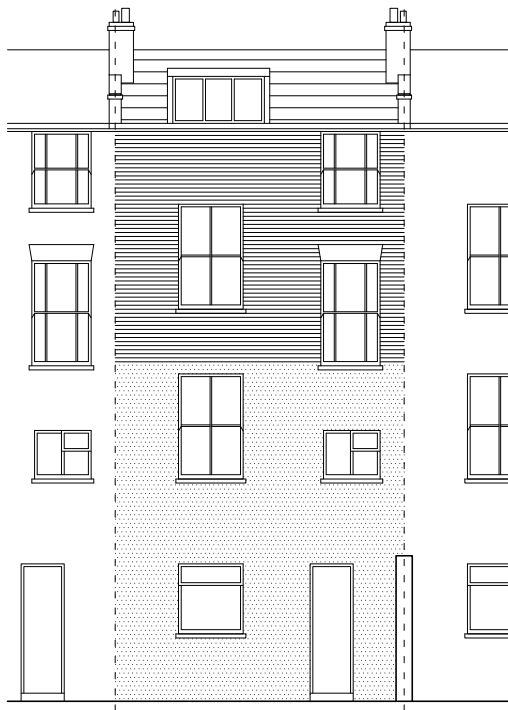
4.3 To the front, no changes are made to the existing facade.

4.4 To the rear, the rear dormer shall have a more contemporary appearance with larger expanses of glass to allow light and air to penetrate the upper level, but with materials to respect and enhance the conservation area. A skylight will be added to the existing flat roof, but these will not be visible from the rear.

4.5 The proposed rear dormer will be clad in slate to match the existing building and its surroundings, where it is a common cladding material.

4.6 The proposal also aims to improve the thermal efficiency of the building, bringing it up to modern standards and ensuring that all spaces can be used throughout the year.

4.7 The proposals will reduce the need for heating and cooling, replacing the inefficient rear extension and upgrading the existing buildings internal fabric. This will make the building more sustainable and energy efficient.



Existing rear elevation



Proposed rear elevation

5.0 Response to the NPPF

Response to the NPPF

Referring to the National Planning Policy Framework, March 2012:

5.1 ACHIEVING SUSTAINABLE DEVELOPMENT:

Item 9 - *"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):*

- *Replacing poor design with better design;*
- *Improving the conditions in which people live, work, travel and take leisure; and*
- *Widening the choice of high quality homes."*

5.2 Referring to the above policy, which argues the case for achieving sustainable development, it is felt that the proposed scheme has a positive impact on both the quality of the built environment and also the quality of life of the residents by improving the living space and amenity of the dwelling.

5.3 THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT:

Item 14 - *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*

For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted."*

5.4 Referring to the above policy, which is in favour of sustainable development, we would argue that the positive benefits of the scheme outweigh any adverse impacts. The benefits include greatly improving the quality of space available within the dwelling allowing for greater living and amenity space. Given the fact the rear extension will not have an adverse effect on the rear elevation and is still secondary to the main roof, and has a minimal impact on the neighbouring buildings, we would argue that this scheme should be supported by the Council.

5.5 REQUIRING GOOD DESIGN:

Item 61: *"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."*

6.5 Referring to the above policy, the design does not negatively affect the visual appearance of the area and improves the quality of the dwelling by improving the amenity and living space of the unit, whilst improving the proportions of the proposed design and should therefore be supported.

Item 63: *"In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area."*

The proposal raises the standard of design in the area and should be viewed positively and supported.

6.0 Conclusion

Conclusion

6.1 The proposed development optimises the layout of the building and offers the residents greater amenity, it doesn't impact on neighbours nor does it negatively impact the conservation area. Therefore it is felt the scheme should be supported.



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