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17 Murray Street, London NW1 9RE

Roof Extension

Design and Access Statement: August 2015

## 1.0 INTRODUCTION

This Design and Access statement sets out the design approach for a modest single penthouse roof extension to an existing residential development at Belvard Point, Murray Street, Camden Town.

Figure 1: Location Plan



## 1.1 SUMMARY

The application site sits within the Camden Square Conservation Area at the junction of Murray Street and Murray Mews. The rear elevation faces railway lines.

The proposal is for a single-storey extension to an existing residential and live/work development; The new construction will create one additional single bedroom penthouse flat on the existing flat roof. The proposal has been designed in accordance with the Local Development Framework and the Camden Square Conservation Area Management Strategy (March 2011). It is recognised that this site requires a contextual and high quality approach with minimal impact on surroundings and the conservation area.

The gross internal area of the unit will be 60 sqm.

Figure 2: Proposed Front Elevation



## 1.2 PLANNING HISTORY

### **2004/2573/P PP Refused 17/09/2004. Appeal dismissed 06/04/2005.**

The redevelopment of the site by erection of a 3 storey building comprising ground floor workshops/small business units (Class B1) and 6 self-contained flats (3 x 1 bed and 3 x 2 bed) on 1st, 2nd and 3rd floors.

Reason for refusal:

Reason 1: The proposal, by reason of its height, scale, bulk, form and quality of detail would be detrimental to the character and appearance of the Camden Square Conservation Area. The proposal is therefore contrary to policies EN1 (General environmental protection and improvement), EN13 (Design of new development), EN14 (Setting of new development), EN18 (Design of infill developments) and EN31 (Character and appearance of conservation areas) of the London Borough of Camden Unitary Development Plan 2000.

Reason 2: The proposed buildings, by reason of their height and form, would necessitate extensive reduction works to the canopies of nearby street trees and interfere with their root systems leading to their harm and possible eventual loss to the detriment of the amenities of the area and the character and appearance of the conservation area contrary to policies EN31 (Character and appearance of conservation areas) and EN35 (Trees in conservation areas) of the London Borough of Camden Unitary Development Plan 2000.

### **2004/4702/P PP Refused 24/12/2004 Appeal dismissed 06/04/2005. 2004/4703/C CAC Granted 24/12/2004**

PP: Demolition of existing premises and redevelopment of the site by erection of a ground, first, 2nd and 3rd floor building comprising ground floor workshops/small business units (Class B1) and 5 self-contained flats (3 x 1 bed, 1 x 2 bed and 1 x 4 bed) on 1st, 2nd and 3rd floors. Conservation area consent approved and planning permission refused 24/12/2004.

Reasons for refusal:

Reason 1: The proposal, by reason of its height, scale and bulk would be overbearing and unreasonably dominant in appearance, and result in undue enclosure of the surrounding area, to detrimental to the character and appearance of the Camden Square Conservation Area. The proposal is therefore contrary

to policies EN1 (General environmental protection and improvement), EN13 (Design of new development), EN14 (Setting of new development), EN18 (Design of infill developments) and EN31 (Character and appearance of conservation areas) of the London Borough of Camden Unitary Development Plan 2000.

Reason 2: The proposed buildings, by reason of their height, form and foundations would necessitate extensive reduction works to the canopies of nearby street trees and interfere with their root systems leading to their harm and possible eventual loss to the detriment of the character and appearance of the Conservation Area contrary to policies EN31 (Character and appearance of Conservation Areas) and EN35 (Trees in Conservation Areas) of the London Borough of Camden Unitary Development Plan

**2000. 2005/1727/P Withdrawn 27/05/2005.**

Redevelopment of the site by erection of a three storey building comprising 2 new workshops/small business units at ground floor with 4 residential units on 1st and 2nd floors.

**2005/3722/P PP Granted subject to a S106 18/11/2005.**

Demolition of existing building and redevelopment with a three storey building comprising two business units at ground floor (Class B1) with four residential units above (Class C3). Permission still valid until 18/11/2010.

**2007/1979/P Withdrawn 10/09/2007.**

Demolition of existing garage and replacement with a four storey building providing 2 live/work units at basement and ground floor levels and 5 self-contained flats above.

**2007/5335/P PP Granted subject to S106 16/04/2008.**

Erection of a 3-storey building plus basement comprising office (Class B1) or storage and distribution (Class B8) uses at basement and ground floor levels and 6 flats (4 x 2 bed, 1 x 3 bed and 1 x studio) (Class C3) over basement, ground, first and second floor levels including creation of terrace at first floor level fronting Murray Street.

**2009/0793/P Appeal (Non Determination) Refused 02/10/2009**

The erection of an additional single storey mansard roof floor with dormer windows and green roof to provide a two bedroom dwelling (class C3) as an amendment to planning permission reference

2007/5335/P, dated 16/04/09. The Inspector concluded that the principle of a mansard roof would be unacceptable: "A four storey building would be too high in the context of Murray Mews and the adjacent lower buildings on Murray Street... [ ] ... The three storey side elevation of the building, built immediately alongside the narrow pavement of Murray Mews, already dominates and overshadows the entrance to the Mews and the buildings opposite. I consider the mansard floor would unacceptably exacerbate the situation".

#### **2012/3680/P Withdrawn 01/10/2012**

Erection of a single storey mansard roof extension with dormer windows to provide 1x 3 bed self-contained flat with terrace and associated glass balustrade (Class C3).

#### **2012/6510/P Refused 05/02/2013 Appeal dismissed 23/09/2013**

Erection of single storey mansard type roof extension with a gross external area of 110 sqm

This current application addresses previous reasons for refusal of the above application. Specifically, those concerning mass, impact on neighbouring buildings, street views of the development and the conservation area in a wider context. The new proposal is significantly smaller than that of application 2012/6510/P and set well back from the front elevation.

### **1.3 PLANNING POLICY**

The proposals for the site have been informed by the following policy documents:

- *London Borough of Camden Local Development Framework*
- *Camden Planning Guidance 2006 including the Residential Development Standards*
- *National Planning Policy Framework April 2012. Of particular relevance to this application are sections 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design) and 12 (Conserving and enhancing the historic environment).*
- *The London Plan 2011 including policy 7.4 (Local Character)*
- *Camden Square Management Strategy including policy 7.4 (New Development)*

Further information is given in the Planning Statement accompanying this application.

## **2.0 APPRAISAL**

### **2.1 HISTORIC CONTEXT**

Camden Square and neighbouring streets were largely developed in the mid-19th Century as part of the Victorian suburbanisation of London. Railway construction during the 1890's resulted in the demolition of some houses whilst WWII brought considerable bomb damage. The resulting vacant sites have since been filled with a few of the larger sites developed during the 1970's. A significant number of mews houses have been built from the 1960's onwards

### **2.2 EXISTING CONTEXT**

#### **The Site**

The triangular site is located at the junction of Murray Street and Murray Mews within the Camden Square Conservation Area and backs onto railway lines. The site has recently been developed to provide residential and business use within a three storey building (ground plus two storeys). The site area is 0.063 hectares

#### **Building Design**

The existing building has a flat sedum roof but with stairwell access and a lift overrun. The council's own supplementary planning guidance document; Camden Square Conservation Area Appraisal and Management Strategy, states that the existing building has: "an intrusive lack of concern for the roof details. It is currently capped by unsightly roof top development".

#### **Camden Square Conservation Area**

The area was developed in the mid 19th century and remains a largely intact and successful piece of town planning. The streets are characterised, in the main, by large Victorian houses of three to four storeys. Generally these are either semi-detached or terraced houses, although detached villas are also present. Typically the street facades of the buildings are of stucco at the lower levels with stock brick above. Some properties have all-stucco street elevations, particularly on Camden Square.

Amongst the Victorian architecture are a number of late 20th century additions, which vary in quality significantly.

### **Murray Street**

The southern end of Murray Street consists of predominantly terraced houses made up of ground floor business units with three storeys of residential use above. The third of these upper storeys is typically a mansard roof.

The ground floor level units are largely glazed combined with painted timber or render. Upper floors are clad in brick with slate fronted mansard roofs. The windows of the upper floors create a strong rhythm along the street.

The former Murray Arms pub located at the southern end of the street is four-storeys and includes a recently constructed mansard roof, which continues the language of the street. Tall first floor windows and a strong parapet line help to give the building presence on its corner site.

Figure 3: 17 Murray Street and adjacent buildings.



## 2.3 LOCATION AND ACCESS

The site is located a 10 minute walk to the east of Camden Town Underground station whilst Camden Road Overground station is just 5 minutes away. The King's Cross Central redevelopment site is a 10 minute walk south from the site. The site is well served by the 274 bus route that runs along Agar Grove connecting Angel and Lancaster Gate. Two bus routes pass along Camden Road and another along York Way. A cycle path and footway accessed to the west of the railway bridge on Agar Grove provide a link to Camley Street, which leads directly to St Pancras Station

## 2.4 SITE OPPORTUNITIES AND CONSTRAINTS

The existing building has a flat roof, not typical of the neighbouring buildings on Murray Street. From street level, the existing building will obstruct views to the penthouse as it is set well back from the façade. The largely modern nature of the late 20th century development in Murray Mews allows for a more contemporary treatment to the rear facades facing in this direction.

Construction work would need to allow for the proximity of the railway lines immediately to the rear of the site.

Any noise and/ or vibration from the railway will be taken into account in the detail design of the extension.

## 3.0 USE AND LAYOUT

### 3.1 USE

The proposed use is Class C3 (Dwelling Houses) in line with the Local Development Framework. The development provides a single privately owned apartment with a gross internal area of 60 sqm. The gross external area is circa 84 sqm. This area will provide both a terrace and a wildflower green roof.

### 3.2 LAYOUT

The entrance to the proposed extension is via the existing stair core, accessed from Murray Street.

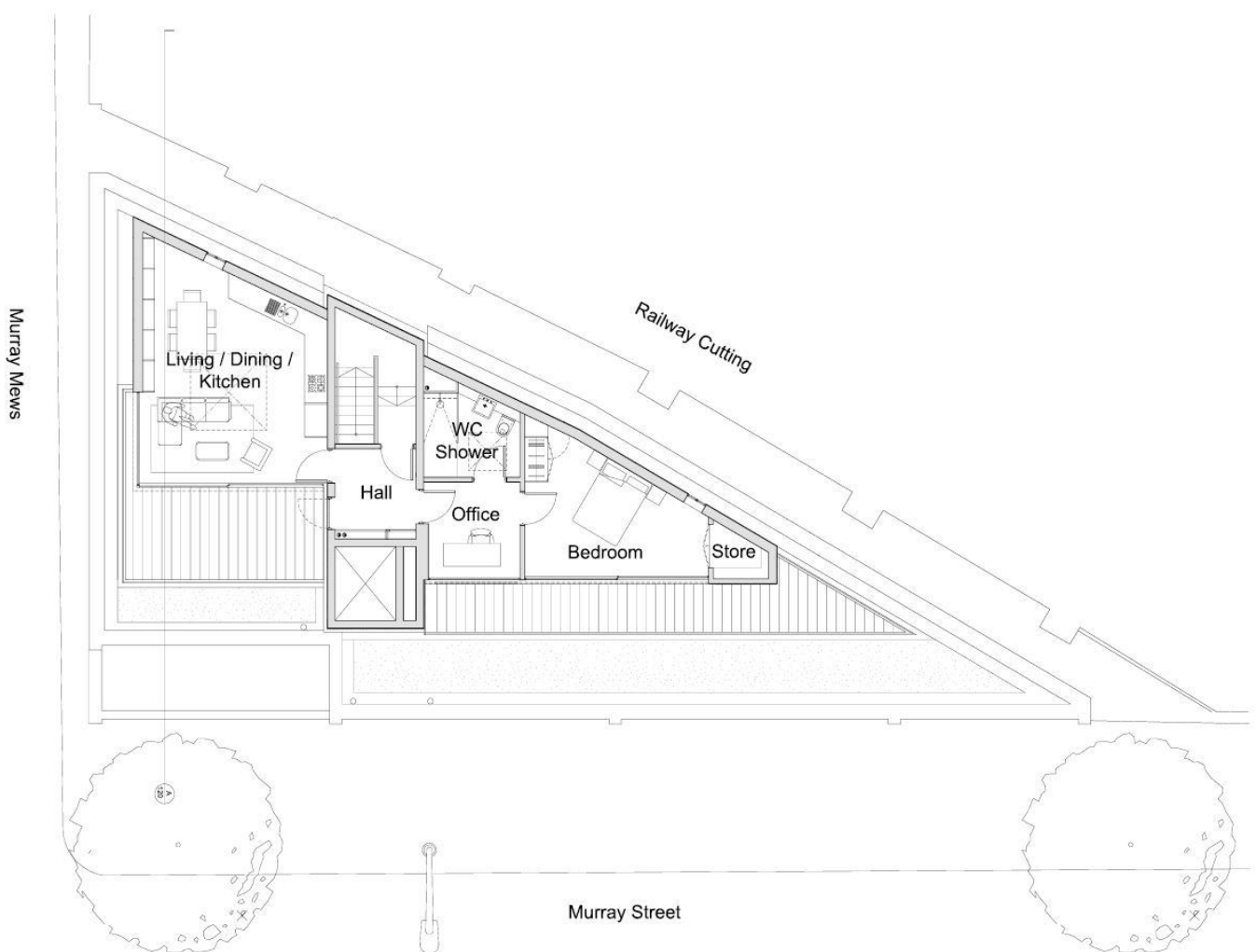
The penthouse straddles the existing stair core, the primary use of which will become penthouse access, rather than rooftop access as existing.



Set well back from the Murray Street façade, the Northern wing of the penthouse houses kitchen / living and dining with a modest terrace which is again set well back from the Murray street façade.

The Southern wing houses one bedroom and study accommodation. A terrace serving the bedroom accommodation is set well back from the Murray street elevation in order to ensure that it is not visible from street level.

Figure 4: Proposed Floor Plan



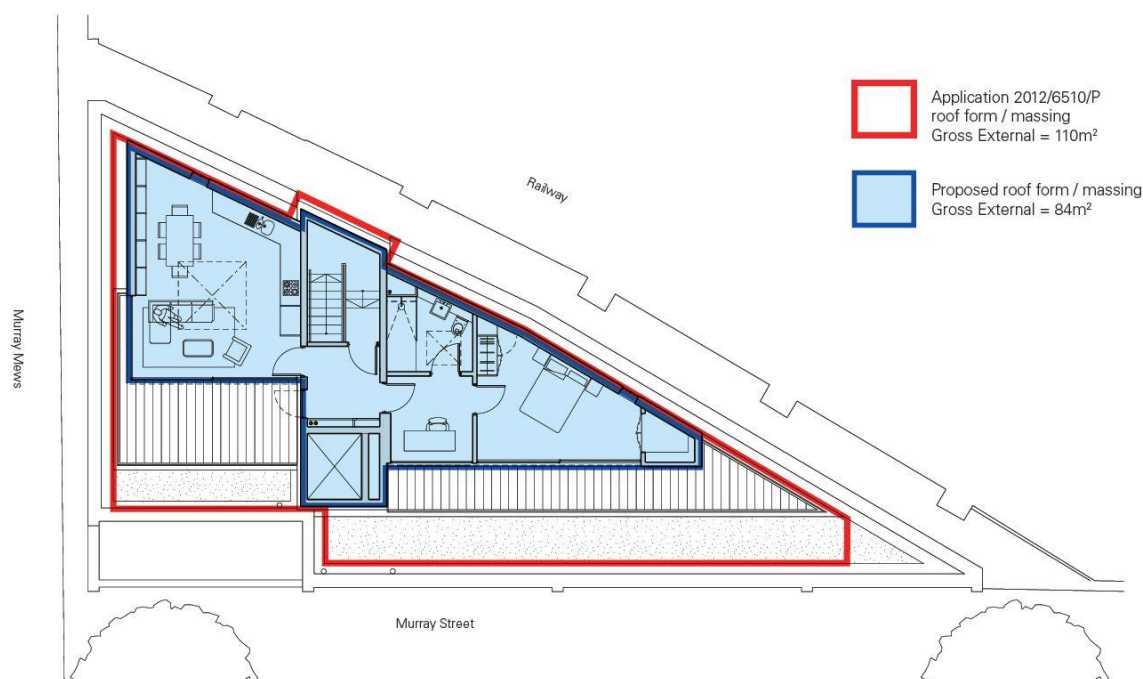
## 4.0 APPEARANCE

### 4.1 SCALE AND FORM

The proposed extension would provide an additional storey of accommodation and the building would become comparable in massing terms to the neighbouring buildings on the opposite side of Murray Street.

The extension would occupy approximately 50% of the flat roof space. This is significantly smaller than the previous refused application 2012/6150/P which was seeking approval for a 98m<sup>2</sup> 3 bedroom penthouse with mansard roof occupying the full extent of the roof space.

Figure 5: Area comparison of refused application 2012/6150/P with Waind Gohil Architects Proposal



The external walls of the proposals are set well back from the Murray Street façade. The penthouse will not be visible from many key short and long distance views of the site at street level, preserving the character and appearance of the conservation area.

The images on the following pages illustrate how the proposals will be viewed from street level.

Figure 6: View from opposite side of Murray Street



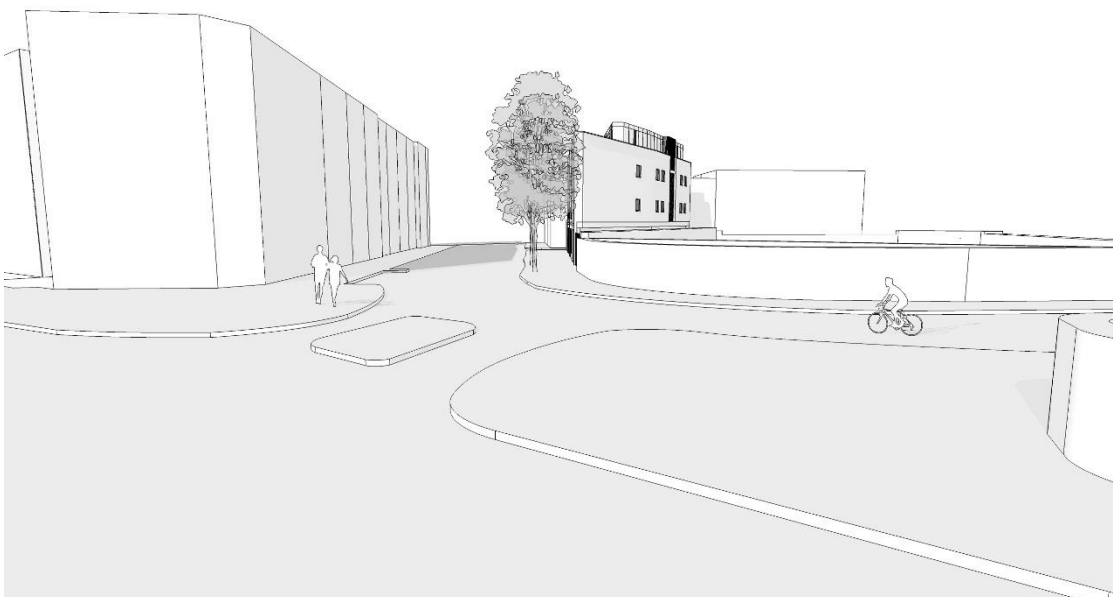
Figure 7: View from the corner between Murray Street and Agar Grove



Figure 8: View from Murray Mews



Figure 9: View from Agar Grove / St Augustine's Road Junction



## 4.2 MATERIALS

A palette of sympathetic and natural materials have been carefully chosen to preserve the character of the conservation area whilst respecting and complimenting the materiality of the original building. European oak vertical boarding has been chosen to re-clad the stair and lift enclosures, replacing the industrial looking profiled metal sheeting which is currently there.

All timber will be responsibly sourced and FSC certified.

A bronze panel cladding system will form the remaining rear façade, colour-matched to the existing coloured render to the north elevation of the existing building.

Figure 10: Proposed Back Elevation



## **5.0 ACCESS**

### **Access to Transport**

Access to public transport is very good with well serviced bus stops in Agar Grove and Camden Road. Camden Road Overground station is a 5 minute walk and Camden Town Underground station is 10 minutes away. A secure cycle space will be provided at ground level to the rear of the building.

### **Access to the Building**

Pedestrian access to the building will be via the existing level threshold from Murray Street. A stair and lift core serves the upper levels. It is not possible to extend the lift to serve the roof extension as the lift overrun would be an incongruous feature within the conservation area. However, there is scope to provide a stair lift between second and third floor levels if required.

### **Vehicular Movement**

Access for the emergency and service vehicles will be from the street, as is the case for all buildings on Murray Street.

### **Roof Access**

Access to the flat roof is maintained via an external access door within the penthouse hallway.

## **6.0 AMENITY**

### **External Space**

A terrace will provide an external space with far reaching views. Set well back from the Murray Street façade, the terrace does not overlook neighbouring buildings and cannot be seen from street level.

### **External Lighting**

There will be no additional external lighting to the building except at low level on the terrace, which will be specified to provide only local lighting of the decked area. This would not be seen from street level.

### **Daylight**

Windows to habitable rooms will have an area equal to at least 10% of the floor area.

### **Noise and Vibration**

The roof zone has a generous thickness in order to provide sufficient noise insulation against passing trains. There are only two window openings to the rear of the roof extension in order to limit noise from the railway

## **7.0 SECURITY**

Given that the extension is to the roof of the building the security risk is deemed to be relatively low. The proposed accommodation will provide some limited extra surveillance of Murray Street and Murray Mews. An intercom system will provide access for visitors. A construction management plan will set out security measures to be put in place during the works. The proposed accommodation will provide some limited extra surveillance of Murray Street and Murray Mews.

## **8.0 SUSTAINABLE DESIGN**

All materials will be specified with consideration for the following factors:

- *EMS certified suppliers*
- *FSC certified timber*
- *Recycled content*
- *Embodied energy*
- *Recyclability*
- *Durability*

In order to help achieve high levels of thermal performance the building fabric has been designed to allow for a minimum of 150mm of insulation to perimeter areas of the roof whilst the main body of the roof will provide a minimum of 200mm of insulation.

Low water volume fittings will be specified throughout. Key sustainability objectives for the scheme include:

- *Promote high quality and sustainable urban design which protects and enhances the historic environment*
- *Ensure efficient use of land*
- *Reduce reliance on private motorised transport*
- *Improve amenity by minimising the impacts associated with noise*
- *Protect and manage water resources*

## **9.0 WASTE**

Additional waste storage will be provided in the existing bin store at ground level to meet with council requirements for recycled and land-fill waste.

## **10.0 LIFETIME HOMES**

Criterion 1 – Parking (width or widening capability) Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

*Not Applicable - No car parking spaces are to be provided as part of this proposal.*

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths) Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

*Not Applicable – refer to criterion 1*



Criterion 3 – Approach to all entrances Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

*Level access to the main entrance is maintained providing direct access from the street.*

Criterion 4 – Entrances Principle: Enable ease of use of all entrances for the widest range of people.

*The entrance from Murray Street will be illuminated and has a level threshold. The clear access width to the main entrance and the dwelling entrance is a minimum of 800mm. There is currently no canopy to the main entrance.*

Criterion 5– Communal stairs and lifts Principle: Enable access to dwellings above the entrance level to as many people as possible.

*A wheelchair compliant lift serves basement, ground, first and second floors. Due to restrictions on the height of the lift overrun a stair lift will connect second and third floors. The stair has a maximum rise of 190mm and a going of 250mm. Future provision for a lift serving the penthouse flat is given subject to planning permission.*

Criterion 6 – Internal doorways and hallways Principle: Enable convenient movement in hallways and through doorways.

*The minimum corridor width is 1050mm. A minimum of 300mm has been provided to the leading edge of all doors. The clear width to internal doors is 775mm and the clear width to communal doors is 800mm.*

Criterion 7 – Circulation Space Principle: Enable convenient movement in rooms for as many people as possible.

*A turning circle of 1500mm can be provided in the living room and bedroom accommodation. Bedrooms provide space for a minimum zone of 750mm to the end and one side of the bed.*

Criterion 8 – Entrance level living space Principle: Provide accessible socialising space for visitors less able to use stairs.

*The flat is on a single level, with both bedroom and living accommodation on that level.*

Criterion 9 – Potential for entrance level bed-space Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

*The flat is on a single level, with both bedroom and living accommodation on that level. Future provision for carer accommodation is possible with the conversion of a portion of the living room space.*

Criterion 10 – Entrance level WC and shower drainage Principle: Provide an accessible WC and potential showering facilities for:

any member of the household using the temporary entrance level bed space of Criterion 9, and:

ii) visitors unable to use stairs.

*An accessible WC and shower room is provided.*

Criterion 11 - WC and bathroom walls Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

*Wall construction will be capable of adding handrails in future if required.*

Criterion 12 – Stairs and potential through-floor lift in dwellings Principle: Enable access to storeys above the entrance level for the widest range of households.

*Not applicable.*

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

*The ceiling structure will be capable of supporting ceiling hoists between the bedroom and bathroom.*

Criterion 14 – Bathrooms Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

*An accessible bathroom is provided.*

Criterion 15 – Glazing and window handle heights Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

*Floor to ceiling windows are provided with level access to an external terrace.*

Criterion 16 – Location of service controls Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

*Service controls will be between 450mm and 1200mm from floor level and at least 300mm away from any internal room corner.*

Figure 11: Diagram showing compliance with Lifetime Homes

