



## 118 DRUMMOND STREET

LONDON, NW1 2HN

## DESIGN AND ACCESS STATEMENT

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## 1.0 Introduction

### 1.1 Purpose

The purpose of this document is to provide supplementary information to support the application for Planning Permission for the development to 118 Drummond Street, London NW1 2HN incorporating a mansard roof extension and a first floor rear extension.

No changes are proposed to the ground floor and basement which currently has a restaurant. The proposals will improve the existing layouts of the flats. This statement sets out the approach adopted for the sites development in accordance with the relevant National, Regional and Local Planning Policy Frameworks. This statement should be read in conjunction with application drawings.

### 1.2 Existing building and surrounding urban fabric

This section of the road largely comprises 3/4 storey buildings with ground floor commercial frontages and upper residential floors.

The site is not located within a conservation area and is not a listed building.

The existing building is a three storey terraced property, located on the Drummond Street in the Borough of Camden. The site is occupied by a four storey, including basement, mid-terrace building sited to north side of Drummond Street. The basement and ground floors are occupied by a restaurant (Class A3). The first and second floors are occupied by a two bed maisonette. The building is constructed from London stock with sash windows at the front and the adjoining property 116 Drummond Street is Grade II listed. The roof scape within the street includes a continuous set back mansard extension at 94-100 and a mansard at 112. The site is not within a conservation area but is within the Central London area and a Neighbourhood Centre.

### 1.3 The Development Proposal

Planning permission is sought for:

‘Erection of a mansard roof extension and first floor rear extension to provide 1 x 1B/1P studio unit at first floor and 1 x 1B/2P unit to the second and third floor.’

### 1.4 Planning History

9401197 Change of use of ground floor shop to restaurant.

Appeal allowed 28/04/1995.

9501968 Approval of details of ventilation, refuse and sound proofing pursuant to additional conditions 03, 04 and 05 attached to appeal decision dated 28th April 1995.

Approved 03/05/1996.

PSX0105435 The erection of mansard roof extensions to provide additional residential floorspace to existing residential units.

Refused 19/03/2002.

PSX0204960 The erection of mansard roof extensions to provide additional residential floorspace to existing residential units.

Appeal Dismissed 03/07/2003.

L12/22/B/31057 The erection of a third floor mansard roof extension for residential purposes, together with a first floor and part second floor rear addition for storage and staff room purposes.

Approved 22/06/1981.

## 2.0 Site context and photographs



Site Plan



Aerial Photograph



View from Drummond Street

## 2.0 Site context and photographs



Aerial view of Drummond Street terrace



Front elevation of 122, 120 and 118 Drummond Street



Rear elevation to 116 and 118 Drummond Street



Rear elevation to existing mansard roof to 118 Drummond Road

## 3.0 Design proposals

### 3.1 Layout

The internal layout has been reconfigured to accommodate a one bedroom studio unit at first floor and a two bedroom unit over the second floor and mansard extension. All unit sizes and room size adhere to the advice within the boroughs SPG.

First Floor – Unit 1 (Studio)

Overall Floor Area - 37sqm

Kitchen/Dining - 10 sqm

Double Bedroom - 16sqm

Bathroom / WC - 5sqm

Second Floor and Mansard – Unit 2 (1 Bedroom unit 2 persons)

Overall Floor Area - 50sqm

Living/Kitchen/Dining - 23sqm

Double Bedroom - 13sqm

Bathroom / WC - 4sqm

## 4.0 Planning policy framework

### 4.1 Design Overview

The proposals have been carefully considered in order to comply with national, regional and local planning policy frameworks, have no detrimental impact on amenity to the neighbouring properties and to contribute to the vibrant character of Drummond Street. The design proposal for the site area has been developed from best practice and statutory guidance for the development of successful neighbourhoods. Key priorities identified during the design process are as follows:

- Produce proposals for a building of high quality design that reinforces and enhances the local character of Drummond Street.
- Make a positive contribution to the street scene
- Provide much needed high quality residential accommodation within Camden
- Integrate sustainable strategies throughout the proposals to minimise the environmental impact of the building.

### 4.2 Relevant policies

Key policies and documents that helped inform the design proposal:

- National Planning Policy (including PPS1, PPS3 and PPG13)
- The London Plan
- Housing Corporation 'Design and Quality Standards'
- Cobe`s manual for streets
- Cobe`s manual for creating successful neighbourhoods
- Urban Design Compendium
- Cobe`s manual for The value of good design
- Other housing policies: Lifetime Homes principles
- Secure by design principles
- LDF Core Strategy and Development Policies

### 4.3 Relevant London Plan policies

The approved Spatial Development Strategy for London, the Mayor's London Plan was released on 10 February 2004 and altered in February 2008. The key objectives set out in the London Plan include; accommodating London's growth within its boundaries (which requires a more sustainable and efficient use of space); making London a better city to live in (including achieving targets for new housing); and making London a more attractive city (through the better use of resources). Relevant policies which expand upon these objectives include:

- 2A.1 Sustainability criteria,
- 3A.1 Increasing London's supply of housing,
- 4B.1 Design principles for a compact city
- 4B.3 Maximising the potential of sites

The proposal has been developed with regard to the above policies and the development proposal is considered to be in compliance with these policies. Policy 4B.1 seeks to ensure that new developments maximise the potential of sites, are accessible, permeable and useable for all users, are sustainable, durable and adaptable, are safe for occupants and passers-by, and respect the local context, character and communities; amongst other requirements. Table 4B.1 sets out a sustainable residential quality (SRQ) or density location and parking matrix. These standards should be reflected in local authorities' UDPs. All residential units have been designed to comply with the minimum floor space standards of London Plan Policy 3.5 and the requirements of the Mayor's London Housing SPG.

## 4.0 Planning policy framework

### 4.4 Local policies

Set out below are the relevant UDP policies.

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed Buildings

H1 – New Housing

H7 – Lifetime Homes

SD6 – Amenity for occupiers and neighbours

T8 – Car free housing

T9 – Impact of parking

Supplementary Planning Guidance 2002

Camden Planning Guidance Consultation Draft 2006



## **5.0 Planning considerations**

### **5.1 Assessment of the proposals**

The proposed scale of the third floor mansard roof extension will see the construction of an additional storey positioned within an existing terrace. To the front the retention of the existing parapet wall and sensitive design helps to maintain the appearance and scale of the building. With two proposed dormer windows set back behind the front parapet wall views of the development along Drummond Street will be minimised whilst the use of materials such as lead and slate tiling help to further achieve a design which is subordinate to the host building and the appearance of the principal elevation. To the rear elevation the proposed extension will align with the rear elevation projecting at full width upward from the existing rear parapet wall. Two windows are proposed, aligning vertically with the second floor windows below. The proposal is unlikely to give rise to any significant impacts on the adjoining properties in terms of loss of daylight, sunlight or sense of enclosure. The scale of the proposed roof extension will not increase shadowing whilst the positioning of the openings will replicate those already present on the rear and front elevations, not altering the established pattern of overlooking with adjoining properties or any areas of associated external amenity space.

### **5.2 Appearance and Scale**

The mansard will be constructed with brickwork and slates to match existing. The mansards at both the front and rear would be set back from the existing parapet wall at the front. The mansard would be slate clad in keeping with the general construction of the property. The proposed dormers would be lead clad, with the windows of the same style and in line with the existing windows below. The mansard has been set back to reduce the visual impact from the street.

### **5.3 Landscaping**

No landscaping proposals are included within the development.

### **5.4 Access**

Access to the flats is via a communal stair accessible from the rear of the property.

### **5.5 Flood Risk assessment**

The proposal does not reduce any existing floor levels, and as such the risk of flooding within the new proposals is no greater than as existing.

## 6.0 Conclusion

It has been demonstrated that the proposed changes to 118 Drummond Street are appropriate in form, scale and design. The proposal would not be detrimental to the design and appearance of the property or the wider character of the area. Furthermore, the proposal would not unduly harm the amenities of the neighbouring properties in terms of its impact upon outlook or privacy. The principle of extending and altering dwellings for the purposes of providing additional residential accommodation is considered acceptable provided that the scale of the proposal is appropriate within its context. The adjacent terrace has received a number of significant alterations over the years to the rear. Now a varied roofscape is present with varying building heights, set backs and roof designs with only a loose visual uniformity now present to the rear along this part of the terrace. There is precedent of a similar mansard extension including No.122.

This proposal has been developed incorporating comments on previous applications that were refused. With regard to the mansard roof extension its design has been altered to address comments regarding the proximity of the lower slope rising on top of the existing front parapet. Instead the lower slope now rises from behind the parapet wall and is separated by a substantial gutter. The proposed design reduces the apparent height of the building and would prevent the mansard appearing visually prominent within the street scene. The proposed rear elevation of the mansard has a rear profile that matches the front sloping profile.

The proposed window design on the front and rear of the mansard is designed to relate well with the existing windows on the lower floors of the façade in terms of form, scale and pane size. They are also aligned with the lower windows and of a size that is clearly subordinate to the windows below.