



## 159 DRUMMOND STREET

LONDON, NW1 2BP

## DESIGN AND ACCESS STATEMENT

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**JUB STUDIO** architecture and design

**a:** 122 Church Walk, London, UK, N16 8QW

**e:** [info@jubstudio.com](mailto:info@jubstudio.com)

[www.jubstudio.com](http://www.jubstudio.com)

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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 159 Drummond Street, London NW1 2BP incorporating a rear roof extension to the fourth floor self-contained residential unit.

No changes are proposed to the lower floors. The proposals will improve the existing layout of the existing studio flat. 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 4/5 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 five storey terraced property with a basement, located on the Drummond Street in the Borough of Camden. The site is a 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 and third floors are occupied by self-contained residential units. The building is constructed from London stock with sash windows at the front. 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 rear roof extension to provide additional residential floor space to existing residential unit.’

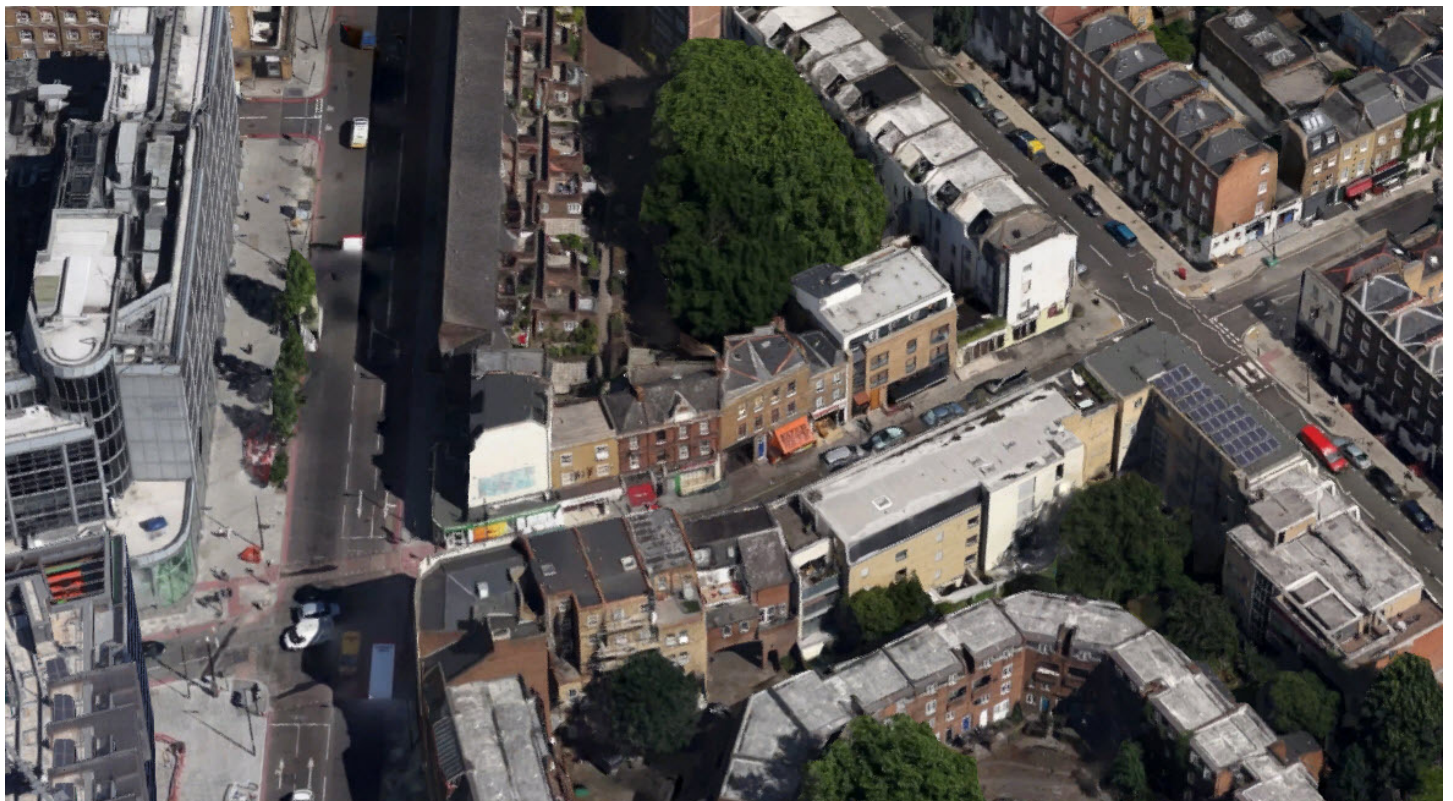
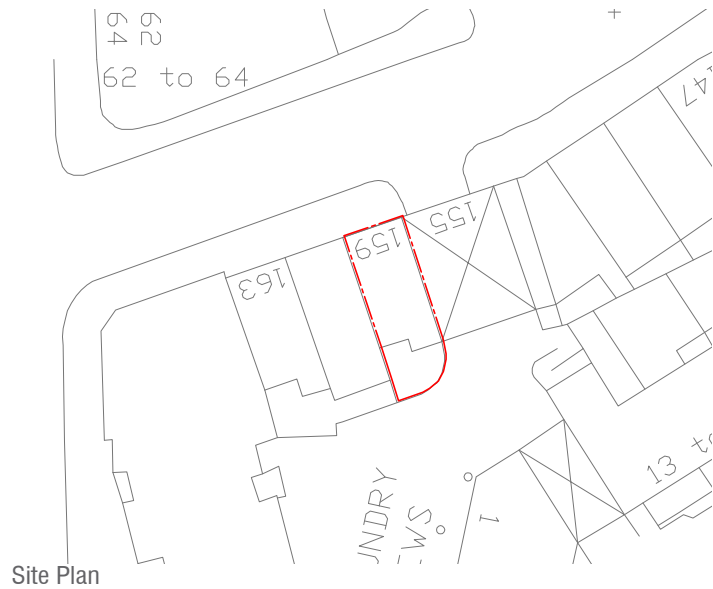
### 1.4 Planning History

Application Ref: 2007/4663/P

Erection of rear extension at fourth floor level to convert existing studio flat into one bedroom flat.

Refused.

## 2.0 Site context and photographs





## 2.0 Site context and photographs



Front Elevation of Drummond Street terrace No. 159 and No 161



Rear elevation of No.159 and No.161 Drummond Street



Rear elevation to No.159 and No.161 Drummond Street



View toward Drummond Street terrace to North

## 3.0 Design proposals

### 3.1 Layout

The internal layout has been reconfigured to improve the existing studio unit at fourth floor level.

Fourth Floor – Unit 1 (Studio)  
Overall Floor Area - 45sqm  
Living/Kitchen/Dining - 19sqm  
Double Bedroom - 15sqm  
Bathroom / WC - 3.4sqm  
Storage - 3.6sqm

## 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'
- Cabi's manual for streets
- Cabi's manual for creating successful neighbourhoods
- Urban Design Compendium
- Cabi'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 fourth floor rear roof extension to the existing mansard is a sensitive design that helps to maintain the appearance and scale of the building. The small rear extension will not be visible along Drummond Street. The use of materials such as yellow london stock brick to match existing help to further achieve a design which is subordinate to the host building and the appearance of the rear elevation. The proposed extension will align with the rear extension to No161. 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 be sensitive to 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 rear extension to the mansard will be constructed with brickwork and sash windows to match existing.

### 5.3 Landscaping

No landscaping proposals are included within the development.

### 5.4 Access

Access to the flats is via a communal stair.

### 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 159 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, setbacks 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 rear extension to No.161.

This proposal has been developed incorporating comments on previous applications that were refused. With regard to the rear extension its design has been altered to address comments regarding the size of the proposed extension, by reason of its height, scale, design and siting. The reduced size of this proposal would result in a far less prominent addition to the building and is more respectful to the appearance of the host building and its surroundings.