

EXISTING SITE



DESIGN & ACCESS STATEMENT

ERECTION OF MANSARD ROOF EXTENSION AT THIRD FLOOR LEVEL TO INCLUDE FRONT DORMER WINDOW.

**144 Bayham Street, Camden
London, NW1 0BA**

02nd October 2015,

Note:

This Design and Access Statement should be read in conjunction with the drawings as included within the Planning Permission application, which this document accompanies:

0044 / 01 Survey Drawing: Site Location Plan
0044 / 02 Survey Drawing: Site Block Plan
0044 / 10 Existing Plans
0044 / 11 Existing Elevations and Section
0044 / 20 Proposed Plans
0044 / 21 Proposed Elevations and Section

Introduction

This Design and Access Statement has been submitted to Camden borough council accompanying the revised Planning Application for the proposed erection of a mansard floor for the property at 144 Bayham Street, London, NW1 0BA.

Site History

It is thought that the existing brick, three-storey end terrace house was built in the early 1970s. The house was extended at the ground floor in 2010 within the dwellings permitted development rights.

A previous application was made for the property at 144 bayham street on 30/04/2015. The previous application was for a mansard extension of which this revised application is also. The previous planning application was refused by Camden council on 29/06/2015 because of its bulk and scale. The householder wishes to revise the planning application and has addressed the issue raised in the refused decision notice. The proposal has been revised to further reduce its impact on the street scene surrounding properties. The proposal has reduced in height and has been set further back from the street both of which demonstrates the clients willingness to cooperate with the council. The client is currently in a situation where it is crucial that she can extend her family home to accommodate her family. Her child attends a school in Camden and if it is not possible to extend the home she will have to move. This move would likely be outside of Camden because of the current high property values in the area. The client is happy to further cooperate with council to achieve an extension that can accommodate her needs.

Design

The design looks to respond to the vernacular context whilst remaining contemporary. The following sections describe the proposed building more fully. The extension will maximise the opening to rear façade to allow the scheme to exploit the benefits of natural daylighting. At the same time, we have been careful to ensure that the form of the roof has minimal impact on neighbouring properties and to the principal street elevation. The design ensures that no loss of amenity is caused in terms of overshadowing, daylight, light pollution and overlooking.



EXTERIOR SHOT
STREET LEVEL



EXTERIOR SHOT
FRONT TOP FLOOR

DESIGN & ACCESS STATEMENT - CONT

The proposal looks to use high quality materials and has been designed to a high level of detail. The proposed materials are two shades of brick. One to harmonise with the existing brick work and a slightly darker shade for the gable end framed rear element. The roof and front mansard slope is to be finished in a bronze standing seam system. All the materials have been chosen to enhance the design and character of the building.

Use

The client wishes to use the additional mansard floor as additional bedroom space as well as an additional bathroom.

Layout

The proposed layout makes efficient use of the property. The roof proposal seeks to build to the extents of the site whilst introducing a slope to the front of the property.

Scale

The proposed mansard extension makes use of the full width of the house. The proposal also runs the full length of the house and is 2.2m high above the existing parapet. The roof takes precedent from the mansard roof extensions in the surrounding area and the common style used in and around Camden.

The scale of the design seeks to maximize the potential of the site whilst respecting the historical context. There is an existing precedent of four storey buildings along Bayham Street. Our proposal is substantially smaller in scale than the building at 116-134 Bayham Street, which is a few houses down the street. The proposal's scale is also sympathetic and secondary to that of the existing building at No. 144 Bayham Street.

Appearance

The form of the front Roof extension will be in keeping with the Camden planning guidance. Incorporating dormer windows and a mansard roof to a pitch of 70 degrees, to the front of the property. The proposal seeks to enhance the character of the building which was originally designed by modernist architect John Winter in 1975. Due to the existing houses modernist design the proposed mansard looks to use contemporary finishes with a more modern approach to the rear of the house.

The rear proposal seeks to distinguish between the old and new parts of the dwelling. A slightly darker shade of brick will enhance the new addition to the rear and frame the new opening to the garden.

Access

No changes are being made to access arrangements.

Summary/ Conclusion

The design has taken into account the client wishes for extending their family home where the addition will create two additional bedrooms and a bathroom. The proposal design has taken the approach of a contemporary build which looks to be more conservative to the street elevation but using modern materials. The overall design has considered the existing context and an invested approach to the finer details will greatly improve the new addition. The revised changes to the proposal has sought to address some of the issues raised in the previous refusal.



EXTERIOR SHOT
REAR TOP FLOOR



INTERIOR SHOT
REAR TOP FLOOR