



Design & Access Statement

Alterations to 10 Egbert Street, London NW1

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1. Introduction

This Design and Access Statement has been prepared in support of the planning application for alterations to 10 Egbert Street, London NW1. The proposal is to: alter the existing attic storey to replace the dormer windows; reinstate the rear brick parapet wall; reconstruct the flat roofed rear kitchen and cloakroom; replace the existing flat roof over the rear of the lower ground floor; replace single glazed timber windows and doors to the rear; enclose the understairs space at lower ground floor level; all as shown on the accompanying drawings.

This report sets out the applicants' case that the proposed development will be a sympathetic alteration to the property, that will not cause harm to the character and appearance of the building or wider conservation area, nor result in any undue loss of residential amenity to neighbouring properties

2. Site Location and Existing Building

The site is a 4-storey plus lower ground floor, mid-Victorian terraced house, situated on Egbert Street. It lies within the Primrose Hill Conservation Area, and is listed as a building that makes a positive contribution to the conservation area.

The building is arranged as a single unit and is in use as a private dwelling house.

3. Planning History

Planning consent was granted on November 7th 2013 for the replacement and alterations to existing mansard roof including the addition of 1x dormer window to the rear and alteration to the rear elevation to create glazed sliding doors at basement level (Class C3). The application reference number was PL/8701073/.

Planning consent was refused on March 3rd 2014 for a 1.5m lower ground floor frameless glass extension. The application reference number was 2014/0031/P.

4 Scale and Form

4.1 It is proposed that the existing rear dormer window to the attic storey be replaced in accordance with the drawings and details submitted and that the rear brick parapet walls be reinstated to their traditional butterfly format to match neighbouring properties within the Conservation Area.

4.2 It is proposed that the existing flat roof over rear part of the lower ground floor be replaced, including the insertion of a flat walk-on glazed rooflight.

4.21 It is proposed that the existing painted timber window at the rear ground floor level be replaced with painted timber French windows, as detailed on the drawings submitted with this application.

4.22 It is proposed that a frameless glass balustrade measuring 1100mm in height be fitted at the rear of the building so that the existing flat roof area can form a small outdoor space. This alteration is in keeping with neighbouring properties where existing roof terraces in the same location form a precedent for this proposal.

The proposed roof terrace is screened to both sides by the return walls and so there is no additional loss of privacy or amenity to neighbouring properties.

Applications to enclose the space to form a ground floor extension in this position have been approved on neighbouring properties, including 12 and 7a Egbert Street. Any negative impact on the privacy or amenity of neighbouring gardens resulting from the formation of a roof terrace in this position would be indistinguishable from the effect of enclosing the same space to form a ground floor extension.

The proposed glazed roof over part of the lower ground floor will be below the parapet of the boundary walls to either side and so there will be no loss of privacy or negative impact on neighbours from additional light pollution.

4.3 It is proposed that the painted timber French windows and adjacent painted timber window to the rear of the property at lower ground floor level be replaced with a larger opening infilled with Crittall style metal doors and sidelights.

4.4 It is proposed that the rear flat roofed wing of the property (housing the kitchen at lower ground floor level and cloakroom at ground floor level) be partially demolished and rebuilt in reclaimed yellow London brick to match the existing structure and the parapet wall raised to match the neighbouring property (12 Egbert Street). Existing materials will be reclaimed and reused as far as is practicable

4.5 It is proposed that the existing slate roof be repaired using like for like materials.

4.6 It is proposed that the existing dormer windows facing the highway be repaired and the existing painted timber windows to the rear be replaced on a like for like basis.

4.7 The existing painted timber sash windows to the front elevation facing the highway are to be retained and overhauled.

4.8 It is proposed that the lower ground floor space beneath the stairs to the front door be enclosed by the insertion of a painted timber door. This alteration is in keeping with the other properties on Egbert Street and the surrounding area which form a strong precedent for this alteration.

Use

The proposed development does not involve a change of use with the exception of the formation of a small roof terrace in the side return space.

Design and Materials

The proposed alterations will be in keeping with the existing building using like for like materials and design details throughout. The proposed materials are reclaimed yellow London stock brick, slate roofing, painted timber windows and black painted Crittall style French windows and sidelights to rear of the lower ground floor.

General Access and Refuse/Recycling

Access and refuse/recycling arrangements will not be affected by this proposal.

5 Planning Context

The main planning considerations that arise as a result of the proposals are considered to be:

- Design of proposed alterations and impact on the Conservation Area
- Residential amenity

Conservation Area

UDP B7 states that the Council will only grant consent for development in a Conservation Area where the special character of the area is preserved or enhanced.

The scale and proportions of the proposed replacement dormer window are in keeping with the alterations made to neighbouring properties. The reinstatement of the original form of the rear brick parapet walls using reclaimed yellow London stock brick will serve to enhance the character of the Conservation Area.

The enclosure of the understairs space to the front of the property is in accordance with approved development on neighbouring properties.

The formation of a small roof terrace on the rear ground floor side return is in accordance with approved development on neighbouring properties.

The works will have no impact on any of the trees or landscaping around the building.

Residential Amenity

The proposed alterations are minor in nature and in the most part reinstate existing development and use, and as such have no additional measurable impact on neighbouring properties with the exception of the formation of the ground floor roof terrace to the rear. This new use is in keeping with the use of this space on neighbouring properties and would have no additional impact than an extension in this location, as approved on several neighbouring properties including 12 and 7a Egbert Street.

6 Conclusion

The proposed alterations are in keeping with the character of the Conservation Area and follow the scale and form of alterations to other dwellings in the immediate vicinity that have recently been granted permission by Camden Council.

The proposed materials are in keeping with the style and character of the existing building and the surrounding area, and the reinstatement of the original form of the rear brick parapet walls will serve to enhance the character of the Conservation Area.

We trust that the proposed alterations are acceptable and that planning permission will be granted accordingly.