

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

9th December 2015

REF: 125, 74 Messina Avenue London NW6 4LE Design & Access Statement

Design Process, Appearance & Access

Introduction

The property is located at 74 Messina Avenue, within the London Borough Camden (LBC).
The property is a semi detached terrace house.

The property is not located in a conservation area.

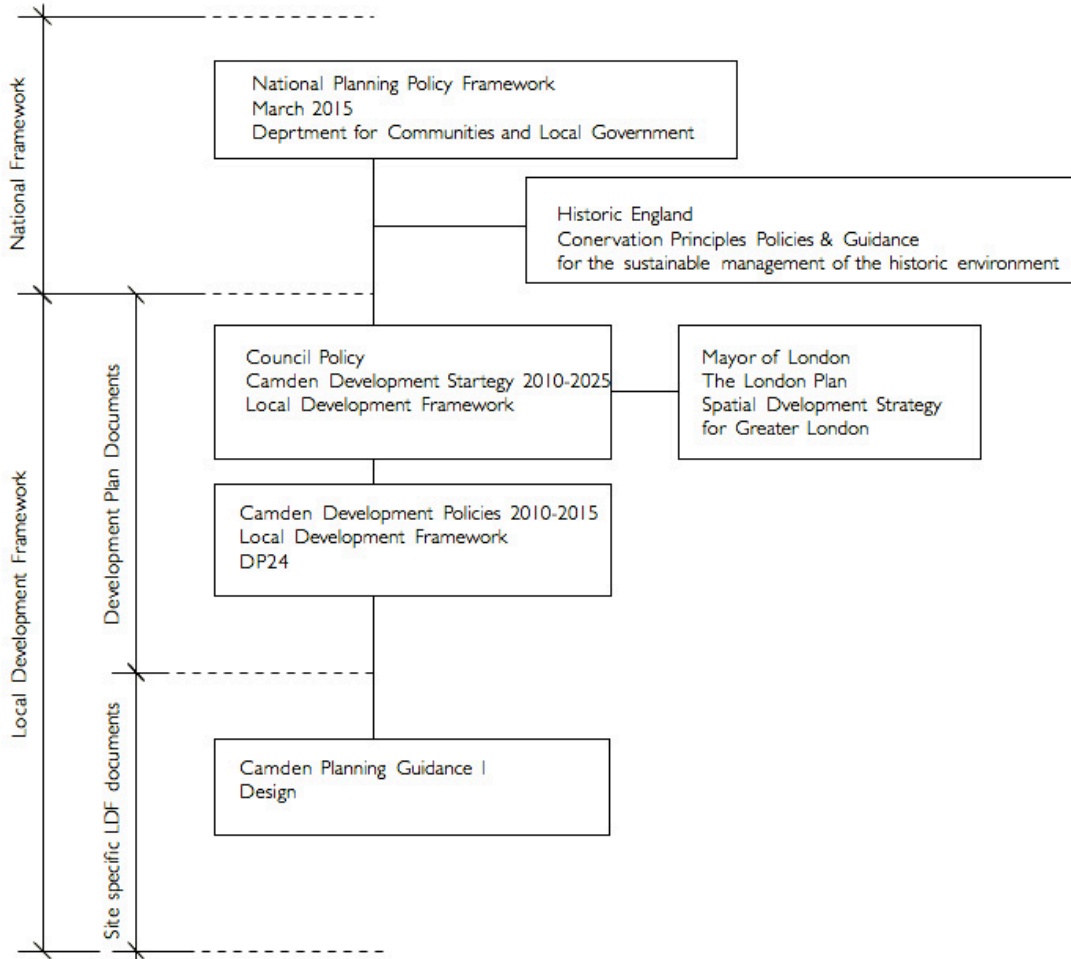
The proposal is for a modest side extension to the existing rear closet wing.
The aspiration is to extend the existing closet wing sideways by 1.2 metres and five metres in length.
This allows the existing garden doors to the main part of the building to remain and still have an 800mm clear side passage.

Due to the South orientation of the property and the fact that the topography slopes down towards the South West, the garden benefits from fantastic South Western views. Also due to the fact that the houses on the other side of the garden are at a lower level, the garden benefits from a strong degree of privacy considering the urban context.

The vision of the glass corner is to maximize on this unique aspect

Statutory Context

The following is the current statutory framework considered for the proposed application:



National Framework

Communities & Local Government
Planning Policy Statement 5
Planning for the Historic Environment

Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets

HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

ANNEX 2: TERMINOLOGY

CONSERVATION

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

In our view the proposed works are respectful of the local heritage and seek to celebrate and enhance the historical character.

The development seeks to enhance the local heritage by creating a contemporary new addition that responds to current needs.

Local Development Framework

Mayor of London
The London Plan
Spatial Development Strategy for Greater London

Policy Areas

Design principles

4B.1 Design principles for a compact city

The Mayor will, and boroughs should, seek to ensure that developments should:

- * maximise the potential of sites*
- * promote high quality inclusive design and create or enhance the public realm*
- * contribute to adaptation to, and mitigation of, the effects of climate change*
- * respect local context, history, built heritage, character and communities*
- * provide for or enhance a mix of uses*
- * be accessible, usable and permeable for all users*
- * be sustainable, durable and adaptable in terms of design, construction and use (see Chapter 4A)*
- * address security issues and provide safe, secure and sustainable environments (policy 4B.6)*
- * be practical and legible*
- * be attractive to look at and, where appropriate, inspire, excite and delight*
- * respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network*
- * address health inequalities (policy 3A.23).*

These principles should be used in assessing planning applications and in drawing up area planning frameworks and DPD policies. Design and access statements showing how they have been incorporated should be submitted with proposals to illustrate their impacts.

We would like to offer that in the spirit of the London Plan the proposed development seeks to maximize the use of the historical property.

Council Policy

Camden Core Strategy 2010-2025 Local Development Framework

A sustainable and attractive Camden – Tackling climate change and improving and protecting Camden's environment and quality of life

CS14 Promoting high quality places and conserving our heritage

Policy

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*

Camden's heritage

14.9 Camden has a rich architectural heritage with many special places and buildings from throughout Camden's history (see map 6). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission and conservation area consent in these areas.

14.11 We have a responsibility to preserve and, where possible, enhance our heritage of important areas and buildings. Policy DP25 in Camden Development Policies provides more detailed guidance on the Council's approach to protecting and enriching the range of features that make up our built heritage.

In line with EH and the London Plan there is an emphasis to preserve and enhance the historical context.

It is our view that the proposal is respectful of the historical building and contributes positively to the local context and character.

The ongoing development of the historical neighborhood is as important as the preservation of the historical fabric. We believe that from the future's perspective the proposed development will be seen as a positive contribution to the evolution of the neighborhood.

Camden Development Policies 2010-2025
Local Development Framework

DP24. Securing high quality design

24.1 Core Strategy policy CS14 – Promoting high quality places and conserving our heritage sets out the Council’s overall strategy on promoting high quality places, seeking to ensure that Camden’s places and buildings are attractive, safe, healthy and easy to use and requiring development to be of the highest standard of design that respects local context and character. Camden has a unique and rich built and natural heritage, with many areas with their own distinct character, created by a variety of elements including building style and layout, history, natural environment including open spaces and gardens, and mix of uses. We have a duty to respect these areas and buildings and, where possible, enhance them when constructing new buildings and in alterations and extensions.

Policy DP 24

Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility.*

In line with DP 24 the development will be of the highest design and standard.

Camden Planning Guidance I, Design

2 Design Excellence

General guidance on design

2.6 Camden is committed to excellence in design. The borough contains many special and unique places, many of which are protected by conservation area status. In accordance with draft London Plan policies

7.1–7.7, Core Strategy policy CS14 requires development schemes to improve the quality of buildings, landscaping and public spaces and we will not approve design which is inappropriate to its context or fails to improve the character of an area.

2.7 We are working with our partners to promote design excellence and improve public buildings, landscaping and the street environment. We have established the Camden Design Initiative which seeks to encourage involvement, awareness and understanding of good design and this is promoted through the bi-annual Camden Design Awards which acknowledge high quality and innovative design. We are also a promoter of the national Civic Trust Awards which are awarded to buildings judged to have made a positive cultural, social or economic contribution to the local community.

2.8 In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials. These issues apply to all aspects of the development, including buildings and other structures (e.g. substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage in the design of a development, as these elements are often difficult to change in later stages.

Context

2.9 Good design should:

- positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas...

Building design

2.10 Good design should:

- ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas or existing or approved renewable energy facilities (such as solar panels). For further information, refer to CPG3 Sustainability Renewable energy (A shadowing exercise may be required for tall buildings or where they are near open spaces);
- consider the extent to which developments may overlook the windows or private garden area of another dwelling;
- consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor (as shown on the policy Proposals Map);
- consider the degree of openness of an area and of open spaces, including gardens including views in and out of these spaces
- contributions to the character of certain parts of the borough;
- provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;
- consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor; and
- incorporate external facilities such as renewable energy installations, access ramps, plant and machinery, waste storage facilities and shading devices into the design of the development. Careful consideration must be given to ensure that the facility does not harm the built environment.

The development will be of the highest architectural standard with particular attention paid to the minimalist detailing

Materials

2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, and further guidance is contained within CPG3 Sustainability (Sustainable use of materials).

4 Extensions, alterations and conservatories

KEY MESSAGES

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.
- You can make certain types of minor alterations without planning permission (see below) external alterations.

Scale

4.8 Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach. More detailed guidance on design considerations is contained within CPG1 Design (Design excellence chapter).

Rear extensions

4.9 A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.

General principles

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;

- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to u-nbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;*
- *allow for the retention of a reasonable sized garden; and*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*

4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials).

The small side extension to the closet wing will have no detrimental effect on the urban landscape

Height of rear extensions

4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.

The single storey extension complies fully with the requirement under 4.11 and 4.12

4.13 In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections

Width of rear extensions

4.14 The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

4.15 In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

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Conclusion

In our opinion the proposal complies with all the requirements established in the local Development Framework and the Design Guidelines.

Use

The current use of residential is maintained.

Layout

The internal layout remains exactly the same, access from the highway remains the same. The only change to the internal layout is to create an additional a larger kitchen area to the rear of the property.

Yours sincerely,

Sebastian Camisuli

On behalf of:
Martins Camisuli Architects