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## **DESIGN & ACCESS STATEMENT**

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## **1.0 INTRODUCTION**

This document has been prepared in support of a submission of a full planning application for a partial third floor mansard roof extension. The existing entrance is on the ground floor accessed from Gaisford Street

The property is not listed, but is sited within the Batholomew conservation area.

This document explains the design principles and development process relating to the proposal and surrounding context. This report should be read in conjunction with the supporting drawings.

- 1.1 To set some context, this statement will first provide a description of both the property and the development. This statement will then discuss the relevant national and local planning policy before responding to the Council's initial concerns.

## 2.0 THE SITE & THE DEVELOPMENT

- 2.1 The application site is in Gaisford Street, Camden. The properties are of Georgian style forming a palatial terrace. Typically the street has a defined parapet roof form with valley roof set behind.



- 2.2 The materials of the properties along the street are consistent, and feature London brick facades with raised entrance porches flanked by Doric column's.

## 3.0 DESIGN PROPOSAL & ANALYSIS

### 3.1 USE

The existing use of the building comprises two residential flats with flat A over the lower ground and raised ground floor, and Flat B over the first floor and second floor.

### 3.2 LAYOUT & AMOUNT

Currently the flat is occupied as a three bedroom (5 person) flat of 88 sqm. The GIA for a 5 person flat should be 93sqm, so is just short of the minimum standards.

The additional floor area to the property will be created from a rear extension at third floor level totaling to a GIA of 27 sqm

The proposal shows a 4 bedroom (6 person) flat of 115sqm. The minimum standard in accordance with the London Plan being 112sqm ( over 3 storeys) is achieved.

Bedroom 1 – 11.5sqm  
 Bedroom 2 – 9.5sqm  
 Bedroom 3 – 11.5sqm  
 Bedroom 4 – 16 sqm

Number of bedrooms	Number of bed spaces	Minimum GIA (m <sup>2</sup> )			Built-in storage (m <sup>2</sup> )
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

**Notes to Table 3 3**

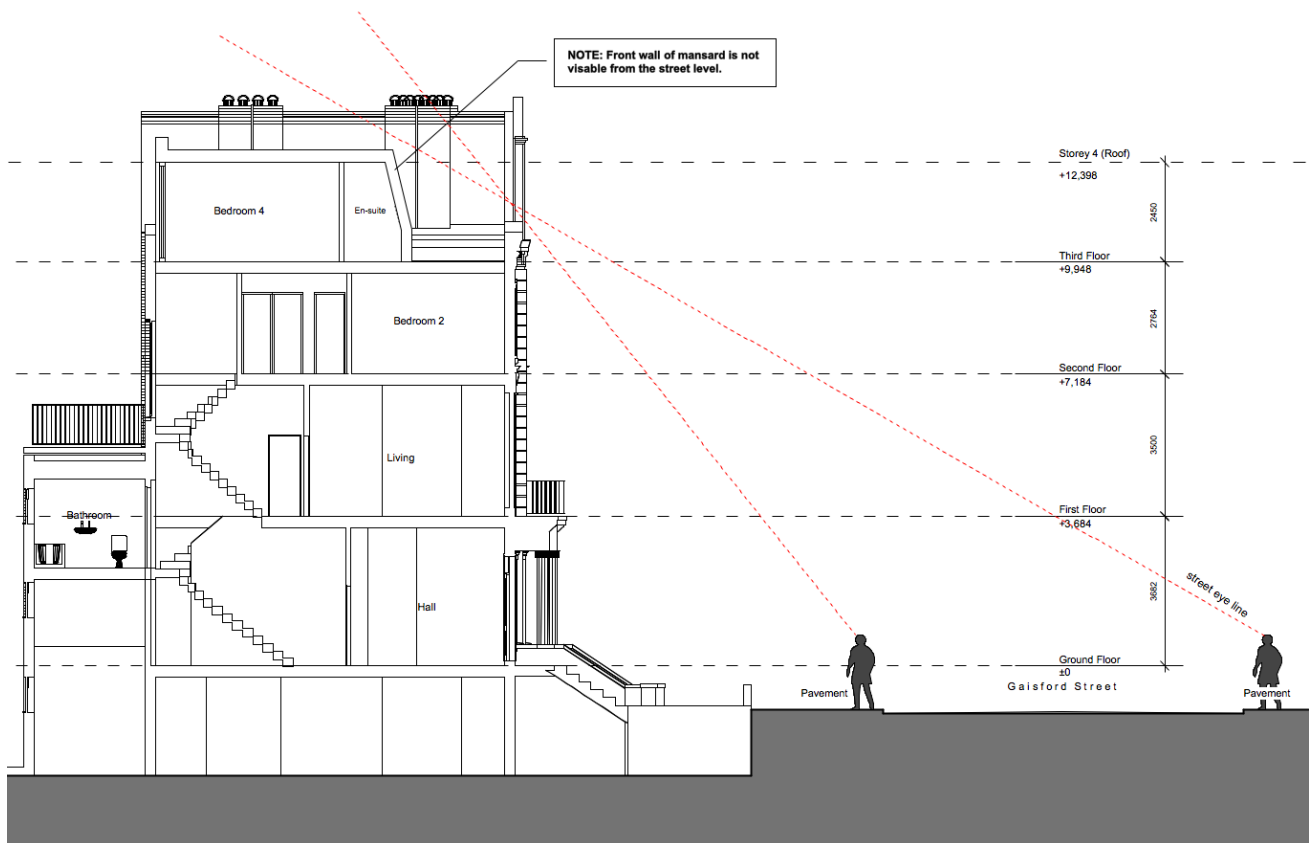
- \* Where a studio has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.
- The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls<sup>1</sup> that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m<sup>2</sup>).
- The nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.

### 3.3 APPEARANCE

The appearance of the proposal, being a partial depth mansard roof would be the most in-fitting form of development for the site. The sides of the mansard would be clad in natural grey/blue slate to match that of existing roof coverings along the street.

Initial discussions with the case officer took place prior to the revised proposal being submitted. The initial proposal showed a full width roof extension in the exact style and design of the neighboring property at number 27 Gaisford street, as 27 Gaisford Street is already a four storey building. The case officer advised that any visible form of roof extension from the street scene would be unacceptable.

We subsequently revised the proposal to show a partial width mansard roof which is pushed back towards the centre line of the building, thus not being visible from eye level at the street scene.



Proposed Section AA 1:100

It is worth noting that the properties 8-14 Gaisford Street all have visible front dormers along the elevations. All of these properties have identical parapet detailing and leveling as 29 Gaisford Street.



Visible dormers at 8-14 Gaisford Street

### 3.4 SCALE

The scale of the proposal is consistent with the neighbouring rooflines. The only visible part of the proposal is from the rear of the property and here we have designed the extension in a way that compliments the neighbouring roof lines. The proposal goes no higher than the neighboring ridge or eaves level, and the glass screen provides a sympathetic addition to the property, outlining a clear distinction between the existing and the new elements of construction.

### 4.0 ACCESS & CIRCULATION

Access into the site is from Gaisford Street and the proposal does not affect the access for people into and through the existing site.

### 5.0 RELEVANT PLANNING POLICY

5.1 The following paragraphs provide a brief summary of the relevant policies. The paragraphs are in a hierarchical order relative to national and local planning policy and design policy set out within the conservation area statement for Bartholomew Estate.

#### National Planning Policy Framework(NPPF)

5.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.



Presumption in Favour of Sustainable Development

- 5.3 Paragraph 14 of the NPPF sets out that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework with paragraph 197 stating that local planning authorities should approach decision making in a positive way and should look for solutions rather than problems. The NPPF also advises that decision takers at every level should seek to approve applications for sustainable development where possible.

Decision-taking

- 5.4 Paragraph 196 reiterates that the planning system is “plan led” stating that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 196 clarifies that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

3.6 Policy 7.4 London Plan

Planning decisions

- B Buildings, streets and open spaces should provide a high quality design response that:
- a has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass
  - b contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area.
- C is human in scale, ensuring buildings create a positive relationship with street level activity.

3.7 Policy 7.6 London Plan

Planning decisions

- B Buildings and structures should:
- a be of the highest architectural quality
  - b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
  - c comprise details and materials that complement, not necessarily replicate, the local architectural character
  - d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
  - e incorporate best practice in resource management and climate change mitigation and adaptation
  - f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
  - g be adaptable to different activities and land uses, particularly at ground level
  - h meet the principles of inclusive design
  - i optimise the potential of sites



### 3.8 Policy 7.15 London Plan

Planning decisions

- B Development proposals should seek to reduce noise by:
- a minimising the existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals
  - b separating new noise sensitive development from major noise sources wherever practicable through the use of distance, screening, or internal layout in preference to sole reliance on sound insulation
  - c promoting new technologies and improved practices to reduce noise at source.

### 3.9 Policy 5.15 Camden SPG

Mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. Mansard roofs should not exceed the height stated in Figure 5 so as to avoid excessive additional height to the host building. They are often a historically appropriate solution for traditional townscapes. It should be noted that other forms of roof extensions may also be appropriate in situations where there is a strong continuous parapet and the extension is sufficiently set back or where they would match other existing sympathetic roof extension already in the terrace.

### 3.10 Policy 5.19 Camden SPG – Valley or Butterfly Roofs

On buildings with a 'valley' or 'butterfly' roof if a mansard extension is considered acceptable in terms of the guidance in paragraphs 5.7 and 5.8 of this chapter, then the parapet should be retained.

### 3.11 Policy 5.20 Camden SPG – Other Roof Additions

On some contemporary buildings a less traditional form of roof addition may be more appropriate. In such cases, proposals should still have regard for the following general principles:

- The visual prominence, scale and bulk of the extension;
- Use of high quality materials and details;
- Impact on adjoining properties both in terms of bulk and design and amenity of neighbours, e.g. loss of light due to additional height;
- Sympathetic design and relationship to the main building.

### 3.12 Design Guidelines – Bartholomew Conservation Area

*'Designation of a conservation area gives the council power to control and manage change. It is not however, intended to prevent all new development.'*

*BEI – All development should respect existing features such as building lines, rooflines, elevation detail and where appropriate architectural detailing, profile and materials of adjoining buildings.*

#### BE15 – ROOF EXTENSIONS

*Some alterations at roof level have had a harmful impact on the Conservation area, but, overall roof extensions have not become part of the character of the area. Further dormers at the rear will normally be allowed if sensitively designed in relation to the building and adjacent roofs, provided the rear elevation does not form an important unaltered composition which is visible from the public realm.*

## **5.0 CONCLUSION**

- 5.1 In summary, as noted above the proposal provides additional living space to a family flat which is currently undersized according to national GIA guidelines. The design and positioning of the proposal is in accordance with the policies set out within the National Framework, Camden's CPG and the Conservation area guidelines. It is not considered that the proposal is unsympathetic to the local character of the area.
- 5.2 It is not considered that the proposal causes any harm to amenity space to neighboring properties and should therefore be seen for approval.