



Planning Statement

Proposed mansard roof including 6 dormers windows and one roof light at Unit 1, 109 Goldhurst Terrace, London NW6 3HA

This Planning Statement demonstrates that these proposals for a mansard roof at Unit 1, 109 Goldhurst Terrace, London NW6 3HA constitutes sustainable development by reference to national and local planning policy guidance.

The property is also subject to a basement planning application, yet to be registered. Of note, planning permission was granted for a replacement roof as part of a more extensive planning application for the erection of a roof extension, including 4 dormers windows and a roof light, (Planning Application - 2015/4386/P), granted on 22nd December 2015, subject to conditions.

Proposed Development

The mansard roof now proposed would run east to west with brick gables at each end. Three dormers would be constructed within the north and south mansard facades. This would significantly reduce the prospect of overlooking towards properties to the east and west. This would offer the prospect of an amenity benefit to other residents of Goldhurst Terrace and Fairfax Place.

The mansard roof proposed would provide a gross useable internal area of about 37.1 m² using the RICS Code of Measuring Practice. The internal floor to ceiling height is 2.3m.

Application site and its surroundings

The subject property comprises a detached mews house close to the southern end of Goldhurst Terrace in the South Hampstead Conservation Area. As outlined in the South Hampstead Character Appraisal and Management Strategy (February 2011), the special interest of the conservation area is the well preserved almost exclusively residential Victorian suburb, largely homogenous in scale and character. Goldhurst Terrace is typical of the large, semi-detached and terraced late-Victorian



properties, in red or gault (white / cream) brick, with a distinctive and eclectic roof-scape including turrets, gables, and tall chimneys. These houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

The subject property occupies back-land and is accessed from the east side of Goldhurst Terrace via a brick arch between Nos 107 and 111, by a service road providing access to the subject and neighbouring properties within these mews. The roof would not be visible from the public highway comprising Goldhurst Terrace, indeed, the house and roof can only be seen from the private road accessing the mews from beyond the arch formed by the larger properties in Goldhurst Terrace fronting the public highway. This relationship can be appreciated from viewing the site location plan and verified by a site inspection.

Unit 1, 109 Goldhurst Terrace is arranged on ground and first floors. With the mansard roof, the building would still be subservient to the contemporaneous but larger houses in Goldhurst Terrace which typify the housing in this conservation area. Unit 1, 109 Goldhurst Terrace is a former stables site, although more recently was used as a car repair workshop.

Planning Practice Guidance – Design

Encouragement is to be found for these proposals in terms of the design guidance in the DCLG's Planning Practice Guidance, which stipulates that well-designed housing should be functional, attractive and sustainable. Housing should also be adaptable to the changing needs of its occupants. The overall refurbishment of this building, including the mansard roof proposals will satisfy the advice in the Planning Practice Guidance through the revised roof design which will facilitate improved functional use, reduced potential for overlooking whilst providing excellent daylight.

Relevant London Borough of Camden's Development Policies, 2010

The relevant planning policies covering design matters for this planning application are to be found in the London Borough of Camden's Development Policies, adoption version 2010. The relevant policies are: DP24 (Securing High Quality Design); and DP25 (Conserving Camden's heritage).

These are considered in greater detail in the Planning Statement, forming part of the planning application documentation. However, these design related policies are nonetheless worthy of brief consideration in the Design and Access Statement.

Policy DP24 - Securing high quality design

In relation to these roof alterations, the following criteria are important considerations in assessing the quality of design:

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the quality of materials to be used;*
- *accessibility.”*

As will be evident from the Design and Access Statement and the submitted application drawings, the design has had careful regard to the advice in CPG 1, as recommended by planning officer Mr O'Donnell at the Pre Application Meeting in July 2015 with regard to the likely effect on the character, setting, context and the form and scale of neighbouring buildings and the quality of materials to be used. The design will offer the prospect of less overlooking, that although was regarded as begin acceptable in relation to the grant of planning permission for the 2015 roof planning application, these proposals will provide further amenity benefits in this regard compared with the recently approved earlier design.

Policy DP25 - Conserving Camden's heritage

That part of Policy 25 which is relevant to the Design and Access Statement is the extent to which the design of the proposal will maintain the character of Camden's conservation areas. It will be apparent that following the pre-application advice obtained from the Council in July 2015, the design of the mansard roof proposal has evolved to take account of South Hampstead Character Appraisal and Management Strategy (February 2011) and the particular advice contained within the London Borough of Camden's Camden Planning Guidance, CPG 1, (Design).

There can be no doubt that the proposal would preserve and enhance the character and appearance of the conservation area, compared with the current status and condition of the building and also having regard to the recently approved hipped roof design incorporating 4 dormers.

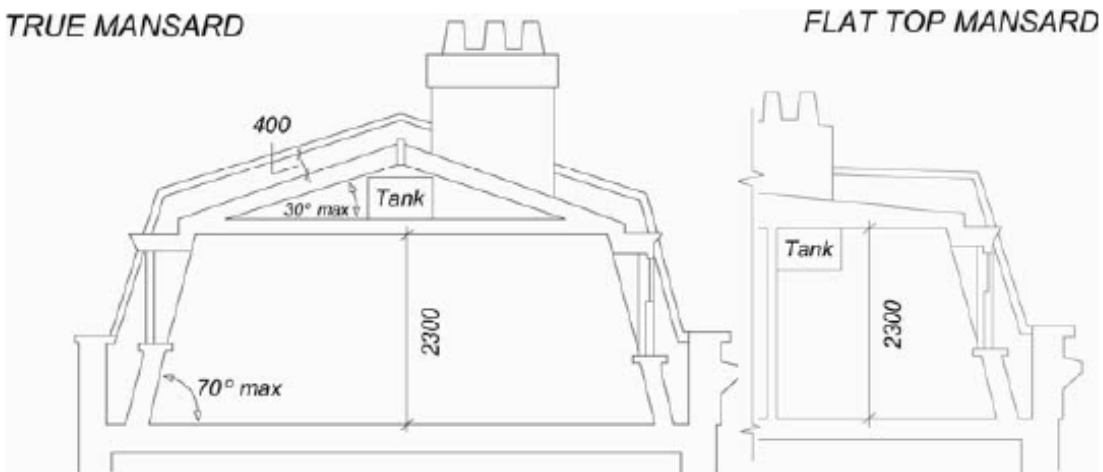
Conformity with London Borough of Camden Planning Guidance - Camden Planning Guidance Design CPG 1

In preparing these proposals, the applicant has had particular regard to the advice in CPG 1, as recommended by planning officer Mr O’Donnell at the Pre Application Meeting in July 2015. The London Borough of Camden’s planning guidance on design contained within CPG 1 was published on 28th April 2011. In relation to mansard roof development, this guidance closely reiterates the earlier design guidance published in the Borough’s guidance in “Development”, July 2002. The guidance has therefore existed in its current form for about 14 years.

The guidance considers the general appropriateness of mansard roofs at paragraph 5.14 of CPG 1 advising that mansard roofs are a traditional means of terminating a building without adding a highly visible roof. It will be apparent from the planning application drawings that in relation to the subject planning application, the proposal is for a flat-topped mansard, set behind parapet walls to reduce the appearance of bulk.

Figure 5. Mansard Roofs in CPG 1, depicts the two types of mansard roof forms as follows:

Figure 5. Mansard Roofs



True Mansard

Lower slope is at a steeper angle than the upper, and the upper slope is visible

Flat topped Mansard

Upper slope of a pitch below 5° or totally flat



The angle of pitch is less than 70 degrees in the application proposal. This conforms with the guidance in CPG1. The upper slope is flat. The guidance advises that the height of the mansard in terms of the floor to ceiling height, should not exceed 2300 mm. In the application proposal, the height is 2300mm.

This guidance describes mansard roofs as follows;

“5.15 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.”

The guidance continues;

“The three main aspects to consider when designing a mansard roof extension are its:

- pitches and profile;*
- external covering; and*
- windows.*

The lower slope (usually 60-70°) should rise from behind and not on top of the parapet wall, separated from the wall by a substantial gutter.Dormer windows or roof lights should be confined to the lower slope.

Roofing materials should be of the highest quality because of their significant visual impact on the appearance of a building and townscape and the need to be weather-tight. Natural slate is the most common covering and this should be laid with a traditional overlap pattern.....”

The proposals in the subject planning application conforms to this guidance.

CPG 1 also provides more general guidance for roof alterations and extensions as follows:

“Roof alterations and extensions – general principles

5.6 Proposals to alter and extend roofs fall into two categories: those that are accommodated within the existing roof form, such as dormer

windows and roof lights, and those which alter the overall roof form, such as the construction of mansard roofs.

5.7 Additional storeys and roof alterations are likely to be acceptable where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;*
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*

5.8 A roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:

- There is an unbroken run of valley roofs;*
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
- Buildings or terraces which already have an additional storey or mansard;*
- Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*
- Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
- Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*

- *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;*
- *Where the scale and proportions of the building would be overwhelmed by additional extension.”*

In the case of the current proposals, the host building dates from the Victorian period. Mansard roofs are an appropriate roof form generally for Victorian buildings. The South Hampstead Conservation Area Character Appraisal and Management Strategy, February 2011, prepared by Conservation & Urban Design Team London Borough of Camden summarises the spatial character of the South Hampstead CA in section 5 as follows:

“5.0 CHARACTER ANALYSIS

Spatial Character

5.1 The spatial character of South Hampstead is derived from the interplay of wide streets lined with mature trees and large and rhythmically spaced brick buildings. These substantial residential properties could easily dominate views to either side, however their bulk is moderated both by their placement within the plot - set back from the street in verdant front gardens - and because their elevations are carefully modelled, using recession and projection and decorative details to great effect. The whole ensemble is further enlivened by variety at roofscape level – again carefully designed to balance the height and mass of the properties and yet retain an attractive, homely character.

5.2 The character of South Hampstead Conservation Area relies significantly on the attractive, wide variety of prominent roof forms. Roofs are formed by decorated gables to the frontage, with terracotta decoration and timber windows, sometimes as oculus (round) openings or balconies with railings, capped by elaborate Dutch gables and pediments, or elsewhere treated as steep French style hipped and mansard roofs, some with original dormers, their size, shape and materials designed to harmonise with the host building. Turrets and ogee-shaped domes – for example up and down Fairhazel Gardens – terminate the corners of streets in grand Victorian style.....”

It will be evident from the CPG1 and the South Hampstead Conservation Area Character Appraisal and Management Strategy that there are great variety of roof style within the locality. Consequently, a single mansard roof on the subject building is unlikely to cause any harm to the character of the conservation area and should therefore be acceptable in terms of CPG 1, paragraph 5.7, subject to other material considerations.

As outlined above CPG 1 sets out criteria in paragraph 5.8 where roof alterations or additions are likely have an adverse effect on the skyline, the appearance of the building or the surrounding street scene giving rise to circumstances where such proposals are likely to be unacceptable. In relation to the property in its current condition and having regard to its description in the South Hampstead Conservation Area Character Appraisal and Management Strategy as “*a back land former stables site accessed through an arch between no’s 107 and 111, more recently used as a car repair workshop. The buildings here appear on the 2nd edition Ordnance Survey map and thus are contemporary with development in the area*”, there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene, due to the backland characteristic of the site. None of the 9 “adverse effect” criteria in paragraph 5.8 of CPG 1, could be said to apply to the subject property and these proposals.

At the pre-application meeting with planning officer Mr Shane O’Donnell on 7th July 2015, I am advised that there was no suggestion that the principle of a mansard roof would be unacceptable. The officer’s report dated 24th July 2015, fairly considered the mansard proposals discussed at that time.

The report following the pre-application meeting advised in relation to the design of the mansard roof;

“The proposed mansard roof extension would increase the bulk and mass of the application roof but would not significantly increase the maximum height of the application dwelling. The application dwelling is sited separately to the related back land development of No. 109 and does not share the form or architectural details of its immediately neighbouring buildings but does share features common to main dwellings along Goldhurst Terrace and within the surrounding conservation area. It is considered that the proposed mansard roof and proposed roof dormers would not be out of keeping with the application dwelling or the



surrounding streetscene provided the final design adheres to the design guidance for mansard roofs outlined in CPG 1 of the Camden Planning Guidance.”

Conclusions

- 1) These proposals will conform with the need to demonstrate that the mansard roof would satisfy the principles of delivering sustainable development in accordance with the guidance contained in the NPPF.
- 2) The mansard roof would also meet the objectives of satisfying the adopted Local Development Framework - Camden Development Policies, DP24 (Securing High Quality Design); and DP25 (Conserving Camden’s heritage). It should also be regarded as being acceptable by reference to South Hampstead Conservation Area Character Appraisal and Management Strategy, February 2011.
- 3) In addition, the proposals reflect the design advice contained within the London Borough of Camden Planning Guidance - Camden Planning Guidance Design CPG 1 in relation to mansard roofs.

These factors were acknowledged by the Planning Officer, Mr O’Donnell in preparing his pre-application meeting report. This recognised that the then proposed mansard roof and proposed roof dormers would not be out of keeping with the application dwelling or the surrounding streetscene, provided that the final design adhered to the design guidance for mansard roofs outlined in CPG 1 of the Camden Planning Guidance

The proposal and related plans therefore satisfy the presumption in favour of delivering sustainable development whilst meeting local development policy advice in terms of design and conserving Camden’s heritage I therefore respectfully request that planning permission should be granted.

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