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## **Design and Access Statement**

### **Proposed mansard roof including 6 dormers windows and one roof light.**

#### **Unit 1 109 Goldhurst Terrace London NW6 3HA**

This Design and Access Statement has been prepared in the context of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013, (Article 4), explaining the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with. This short statement provides a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

The level of detail in a Design and Access Statement (DAS) should be proportionate to the complexity of the application and should not be long. As this is a householder planning application, this DAS is brief.

#### **The application site and locality**

The 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 particularly distinctive and attractive roofscape 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 serviced road providing access to the subject and neighbouring properties within these mews. It should be noted, as explained in the Planning



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Statement, that the property, the subject of this application, cannot be seen until passing through the arch, formed by the larger houses fronting Goldhurst Terrace, which front the public highway. 109 Goldhurst Terrace is arranged on ground and first floors and are subservient to but contemporaneous with the larger houses in Goldhurst Terrace which typify the housing in the conservation area. 109 Goldhurst Terrace is a former stables site, although more recently was used as a car repair workshop.

### **Development Proposals**

The property is 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.

This proposed application is for a mansard roof including 6 dormers windows and one roof light, being part of more extensive proposals for the refurbishment of an existing detached mews building for residential use.

The mansard roof proposed would provide a gross useable internal area of about 37.1 m<sup>2</sup> using the RICS Code of Measuring Practice. The internal floor to ceiling height is 2.3m.

### **Design influences - The South Hampstead Character Appraisal and Management Strategy**

The South Hampstead Character Appraisal and Management Strategy comments that the April 1988, guidelines for roof alterations in the area were formally adopted by the Council, prior to the area's adoption that year as a conservation area. The wide variety of roofs in the locality are outlined in the Character Appraisal and Management Strategy. This states that the wide range extending from simple decorated gables, to elaborate Dutch gables and pediments, to steep French style hipped and mansard roofs, turrets and ogee-shaped domes, all of which play a very important role in maintaining the character of the conservation area. Thus the character statement celebrates this variety of roof forms to be found in the area.

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Due to its backhand location, 109 Goldhurst Terrace lacks the prominence of other Victorian terraced structures nearby. This characteristic has influenced the design principles and concepts used in preparing the design for this refurbishment. In common with other London mews properties the accommodation is quite restricted within the form of the original building. The roof space has been altered to form a pitched roof which is in keeping with the varied roof forms employed in the design and development of neighbouring properties, reflecting the variety of roof designs identified in the Character Appraisal and Management Strategy.

**Design influences – Pre Application Meeting feedback and advice and the design guidance for mansard roofs outlined in CPG 1 of the Camden Planning Guidance.**

The Pre Application advice from the Council's planning officer indicated his view as follows:

*“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.”*

The London Borough of Camden's planning guidance on design contained within CPG 1 was published on 28th April 2011. 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.

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.



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The guidance describes mansard roofs as often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind and are often a historically appropriate solution for traditional townscapes.”

The guidance states that 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 and that dormer windows or roof lights should be confined to the lower slope. In addition, 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 conform to this guidance paraphrased above.

The building design seeks to utilise the roof space as demonstrated in the application drawings and sections. To achieve appropriate daylighting whilst avoiding the potential for overlooking problems, the design incorporates carefully designed dormers with opaque glazing where appropriate to avoid concerns expressed during the consultation process. Due to the proximity of the southern elevation of the building, to the flank wall of the neighbouring building which comprises brickwork with no fenestration, there will therefore be no planning harm associated with overlooking.

Since there will be no external access to the roof, the only access considerations pertinent to this planning application will relate to internal circulation. The means of access to and from the attic floor will be via the stair serving the entire building. There would be no way-finding issues associated with this design.

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18<sup>th</sup> February 2016

