

Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

17<sup>th</sup> March 2016

**REF: 137, 12 Ospringe Road London NW5 2JE**

**Design Process, Appearance & Access**

**Key points**

The proposal is to refurbish and extend the current attic extension to No 12 Ospringe road

The construction will be to high standards and high energy efficiency

Issues such as conservation, security and privacy have been addressed by the design.

**Introduction**

The property is located on Ospringe Road, within the London Borough Camden (LBC).

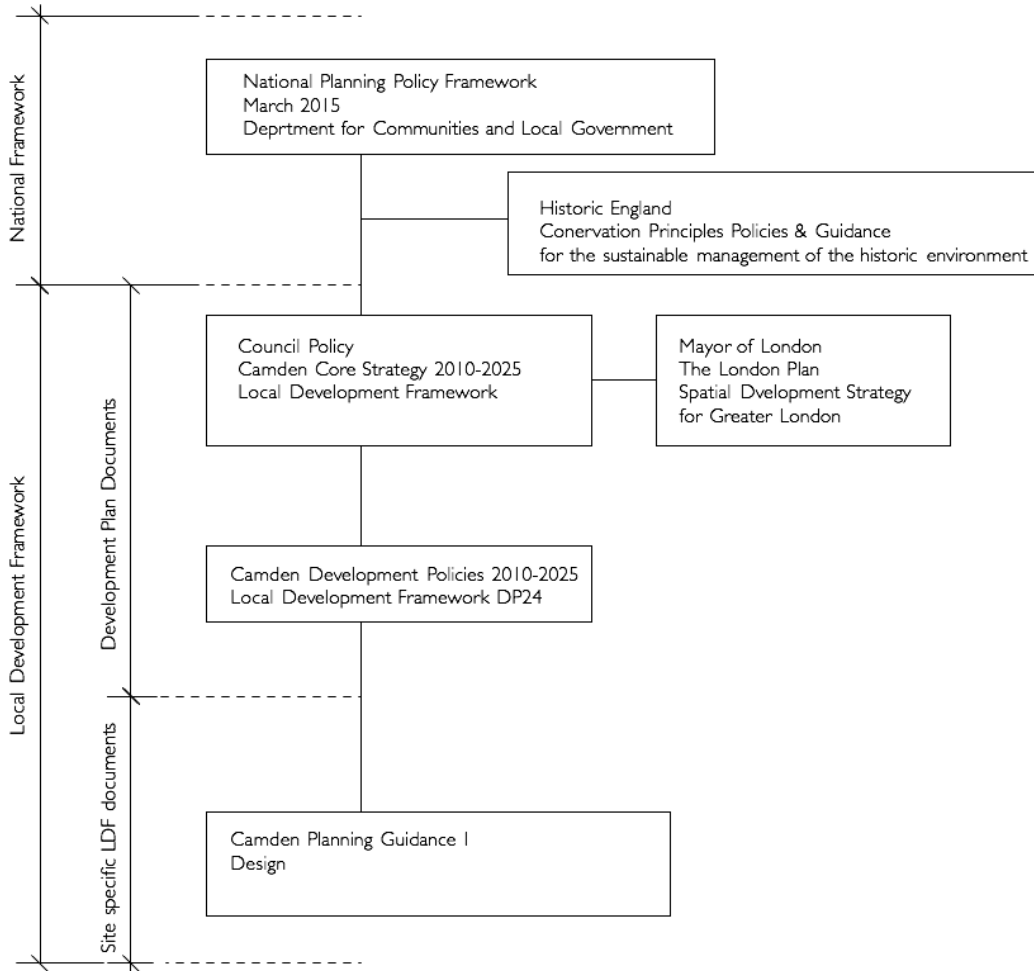
The current arrangement has one small dormer to the front of the building and two small ones to the rear of the property.

The proposal is to create a larger dormer to the rear of the building and marginally increase the size of the front one.

The internal flat layout will be updated to create a larger open plan living space with a much better overall feel.

## Statutory Context

The following framework documents are referred to:



## 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.

English Heritage (EH)

### CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT

#### *Assessing Heritage Significance*

*Understand the fabric and evolution of the place*

*62 To identify the cultural and natural heritage values of a place, its history, fabric and character must first be understood. This should include its origins, how and why it has changed over time (and will continue to change if undisturbed), the form and condition of its constituent elements and materials, the technology of its construction, any habitats it provides, and comparison with similar places. Its history of ownership may be relevant, not only to its heritage values, but also to its current state.*

We would like to see this statement from EH as an acknowledgement that change is a natural and welcome process. Granted the historical character of the property should be preserved and enhanced where possible but changes and additions from part of the natural development of buildings.

## 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 proposed works comply with these requirements

## 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).

## 5 Roofs, terraces and balconies

### KEY MESSAGES

Roof extensions fall into two categories:

- Alterations to the overall roof form; or
- Smaller alterations within the existing roof form, such as balconies and terraces.

When proposing roof alterations and extensions, the main considerations should be:

- The scale and visual prominence;
- The effect on the established townscape and architectural style;
- The effect on neighbouring properties

- 5.1 This guidance provides advice on roof alterations and extensions and on proposals for balconies and terraces. The Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape in the borough.
- 5.2 This guidance replates primarily to Development Policies DP24 Securing high quality design and DP25 Conserving Camden's Heritage.

### When does this apply?

- 5.3 This guidance applies to all planning applications involving roof alterations, roof extensions, balconies and terraces, and is particularly relevant to residential properties.
- 5.4 For properties in conservation areas, reference should also be made to the relevant conservation area statements, appraisals and management plans. These describe the area and its special character and contain specific area-based advice.
- 5.5 Where buildings are listed, reference should also be made to planning guidance on Heritage.

### 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 affect 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 co-ordinated 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.
- 5.9 Materials, such as clay tiles, slate, lead or copper, that visually blend with existing materials, are preferred for roof alterations and repairs. Where roofs are being refurbished, original materials such as keyhole ridge tiles or decorative chimney stacks and chimney pots should be reused. Replacement by inappropriate substitutes erodes the character and appearance of buildings and areas.
- 5.10 Where the principle of an additional storey is acceptable, the more specific guidance set out below will apply. This advice is supplemented by more specific area-based advice as set out in the Council's conservation area statements, appraisals and management plans which set out our approach to preserving and enhancing such areas. Many of these appraisals and management plans are available for download on our website, or are available as hard copies from our Planning reception.



### Roof dormers

- 5.11 Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met:
- a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow-pitched roofs.
  - b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Figure 4). Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.
  - c) Dormers should not be introduced where they interrupt an unbroken roofscape.
  - d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Figure 4). It is important to ensure the dormer sides (“cheeks”) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.
  - e) Where buildings have a parapet the lower edge of the dormer should be located below the parapet line (see Figure 4).
  - f) Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

**Figure 4. Dormer windows**

- 5.12 See CPG2 Housing (Residential development standards chapter) for further information, particularly the section on ceiling heights.
- 5.13 The presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind.

#### **Mansard Roofs**

- 5.14 Mansard roofs are a traditional means of terminating a building without adding a highly visible roof. This form is acceptable where it is the established roof form in a group of buildings or townscape.

In line with these requirements the front dormer is small in scale and relates to the main elevation below. The rear dormer is larger in nature since it will not be visible from the public highway. 500mm of setbacks have been allowed for on the ridge, jambs and cill.

The area of the dormer windows occupies less than 40% of the total roof area.

### **Conclusion**

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

### **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 a larger open plan kitchen living room area.

Yours sincerely,

Sebastian Camisuli

On behalf of:  
Martins Camisuli Architects