

15th April 2016

**2nd Floor Flat
9 Cliff Road
NW1 9AN**

DESIGN AND ACCESS STATEMENT

9 Cliff Road

Roof Extension and Changes to Fenestration



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1.0 Introduction

1.1 The property is the top floor flat and roof terrace of a Georgian three storey house in the Borough of Camden.

1.2 The building would benefit from renovations and the maximisation of use of the roof terrace area, currently difficult to access and under used.

2.0 Site

2.1 The property sits along a street of residential properties of varying styles, sizes, materials and colours. The property stands out for being one of the only ones with a flat roof and full footprint terrace area.

2.2 The property lies within the Camden Square Conservation area but is not listed.

2.3 Cliff Road is situated on the border of a Conservation area. It is a predominantly residential road and is characterised by a distinctive collection of buildings of different ages, heights and styles from semi-detached Victorian conversions (9/10 Cliff Road) to exceptional modernist houses (Cliff Road Studios)—some of which have been modified over time adding to the rich and individual character of the road.

2.4 The property is also located in an area which does not have a predominant architectural style and is characterised by high diversity of buildings including highly individual buildings on Camden Mews.

2.5 9 Cliff Road has a flat roof that is demised as a roof terrace of sole ownership in the lease of the property.

2.6 The proposal is for a roof extension to the existing building which would comprise a new structure on the flat roof and the continued use of the remainder of the roof as a roof terrace. This will add a second bedroom to what is currently a one bedroom flat, which will increase floor space in residential use (in accordance with Camden Council policy of fullest possible residential use) and will make the dwelling appropriate to be used by a family, with sufficient private space for children.

2.7 The building depth is much shallower than others alongside it. Because of this the footprint is small, meaning that habitable spaces and circulation spaces within are compromised.

2.8 There is currently a rear terrace at first floor.

2.9 At ground floor the property backs directly onto another building meaning that there is no outlook to the rear. The only source of natural light is from roof lights in the floor of the terrace above and smaller side windows which look onto the side alleyway and the side façade of the neighbouring building. This space is currently used as a bedroom.

2.10 The internal layout is currently divided up with a bedroom and open plan living/kitchen area and a bathroom, with a living space on the first floor and two further bedrooms on the 2nd floor.

2.11 The property is currently a single family home with one bedroom.



3.0 Planning Law

The following Planning Policy Documents have been referred to during the design of the proposals.

- 1- Policy DP24 expects alterations to be of the highest standard and CPG 1 ensures are designed to be secondary to the building being extended from. We have ensured this to be the case by carefully consideration having been given to the proposals scale, proportions and material.
- 2- Policy DP25 aims to conserve the local heritage in order to maintain the character of Camden. This has been considered in the proposal, and measures have been taken to ensure the impact of the alterations are of no detriment to the local area character.
- 3- The density of the property will remain unchanged. The character and style of the property will be retained, and will be respectful to the surrounding properties, with minimal impact on streetscape.
- 4- Living conditions will be improved significantly due to optimised layout, improved material performance, replacement of derelict building elements and improved daylight into the property.
- 5- Alternative advice on standards of living has been taken from The London Plan.

4.0 Pre-Application Advice

REF 2015/1114/PRE

Relevant Points from Pre-Application response

Since the pre application submission, there have been numerous changes to the design, therefore only relevant comments are mentioned below.

"From the information provided and given the height the proposed roof extension would rise above the existing parapet wall, it is not considered at this point that the proposed roof extension would have a detrimental impact on neighbouring amenities." The highest point of the extension is not in proximity of the adjacent properties and therefore the impact on the neighbours would be minimal.

"At the same time, the application site is mid terraced and given the front parapet wall and set back from the front elevation, the proposed roof extension would not be prominent in views from Cliff Road. The rear of the proposed extension would however be visible from the other vantage points such as the Cliff Court car park." The visibility from the rear has been considered, but as the main vantage point is from a car park, it does not appear to be detrimental to the character of the property or area.

"The lower slope (usually 60-70) should rise behind and not on top of the parapet wall".

"Currently the side walls of the proposed extension sit on top of the parapet walls. The design would need to be amended so that the proposed extension is contained within and below the existing parapet walls (without any increase in the extensions height) in order to adhere to the requirements of CPG1."

These points have been taken into account and revised accordingly, so that now all walls rise from within the parapet wall.

"It is noted that energy efficiency and environment are signalled as important design factors and it is considered that the proposed colour and materials should as much as possible mask the bulk and mass of the proposal hence the dark grey timber cladding would seem appropriate."

A grey timber has been chosen as cladding material, in order to differentiate the extension from the existing building and to mask the mass as much as possible.

"Given the mid terraced setting of No. 9 Cliff Road, the set back of the proposed extension from the front elevation, the varied character of Cliff Road in general, and adoption of the suggested design changes above, it is this officer's opinion that the proposed roof extension could be considered acceptable."

5 Consultation

5.1 As part of the design process, the client has been consulting with their neighbours, most of whom are understanding and in support of this application.

6 Design Process & Considerations

6.1 More recent developments and alterations in the surrounding area have been observed, relating to both extensions and alterations.

129 Camden Mews (2008/4395/P)- Erection of a roof extension and formation of roof terrace, now completed.

7-10Cliff Road Studios(PE9700483R2)- The erection of a single storey roof extension to be used as a three bedroom self contained flats on the building right next to 8-9 Cliff Road.

38 Stratford Villas Roof Extension completed.

7 Design Decisions

7.1 The roof space is currently underutilised and difficult to access. The proposed development would maximise the potential of the property without a great loss of amenity space, as a good sized outdoor terrace would be retained at the front.

7.2 The general design principle we have used for our proposal is to retain the Victorian period character of the property at Second Floor and to be honest, though gentle about our modern intervention at roof level. This will allow the property to be better aligned than the existing to the character of the Conservation area and Borough beyond.

7.3 The proposed extension has a pitched roof, which allows for the best use of space and for no increase in height to the existing side parapet wall which separates the property from that of the adjacent neighbour.

7.4 Existing badly performing windows will be replaced with new windows of the same style. These will comply to modern standards improving the acoustic and thermal performance of the façade as a whole as well as the appearance.

7.5 The internal layout will only be altered at roof level to ensure a safer and better staircase in place and that the amount of natural daylight in the property is improved. The main living space and kitchen will be located on the second floor as in the existing.

7.6 The addition of roof lights will allow more light into the property and therefore increase the quality of the space.

7.7 The proposal will use high quality materials and will be detailed to an excellent standard.

7.8 The proposal aims to retain the character of the existing building whilst making significant improvements where required, contributing positively to the property as a whole.

7.9 The property will be a two bedroom family flat.

7.10 Consideration has been given to overlooking, privacy and light to the existing neighbours to either side. The extension will not come in front of any existing neighbours windows affecting neither light nor outlook.

7.11 **Amenity Space** – Only a part of the amenity roof terrace space will be lost, but as it is currently difficult to access and use, improving and facilitating these factors with a new layout will significantly improve the use of the roof space.

7.12 **Environmental considerations** – By upgrading parts of the existing building fabric, and constructing the new parts of the building to comply with modern Building Regulations, the building as a whole will perform far better than previously, in particular thermally and acoustically. It is also our policy to specify as many sustainable materials as possible.

7.13 **Parking** – The parking arrangements will remain as existing. Parking is on street and no additional spaces will be required.

7.14 **Cycle storage** – Cycle storage will be provided at second floor level.

7.15 **Rubbish and Recycling** – Will remain as existing

7.16 **Use** – The use of the building will remain as a residential flat.

7.17 **Trees** – No trees or hedges will be removed to accommodate this proposal.