

design solutions (London) Ltd

Architectural & Property Design Services

The Studio tel : 020 8393 8809
7 Station Approach mobile : 07970 700773
Stoneleigh fax : 020 8393 8809
Epsom email : design.solutions@talktalk.net
KT19 0QZ web : www.designsolutionslondonltd.co.uk

Architectural Design
Planning Applications
Building Control Applications
Loft Conversions
Residential Extensions
Individual House Design
CAD Drawings
Party Wall Awards
Planning Appeals
Structural Calculations
Project Site Supervision
Contractor Recommendation

Design and Access Statement to Accompany Planning Application

for

Mansard Roof Extensions

at

21 & 21A College Lane

London NW5 1BJ

on behalf of

Mr & Mrs Butterworth and Mr & Mrs Dimond

Date:

May 2016

INTRODUCTION:

This statement has been prepared on behalf of our clients Mr & Mrs Butterworth and Mr & Mrs Dimond for whom we submit a Design & Access Statement in support of the current planning application at the request of Hackney Council and in line with National Planning Policy Framework (NPPF) for supporting written statements for Planning Applications. This has also been prepared as a requirement under section 42 of Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990.

The Statement supports the planning application submitted for the construction of a mansard roof extension in connection with a joint planning application for a loft conversion to both 21 and 21A College Lane London NW5 1BJ. This statement is part of the full planning submission and is to be read in conjunction with the submitted drawings.

SITE DESCRIPTION:

The applications site relates to two-storey properties fronting College Lane, located within the Dartmouth Park Conservation Area.

College Lane is a narrow meandering path with mostly 19th Century two and three storey flat fronted cottages on the west side, with dense foliage and high walls lining the other side of the lane, outside the conservation area.

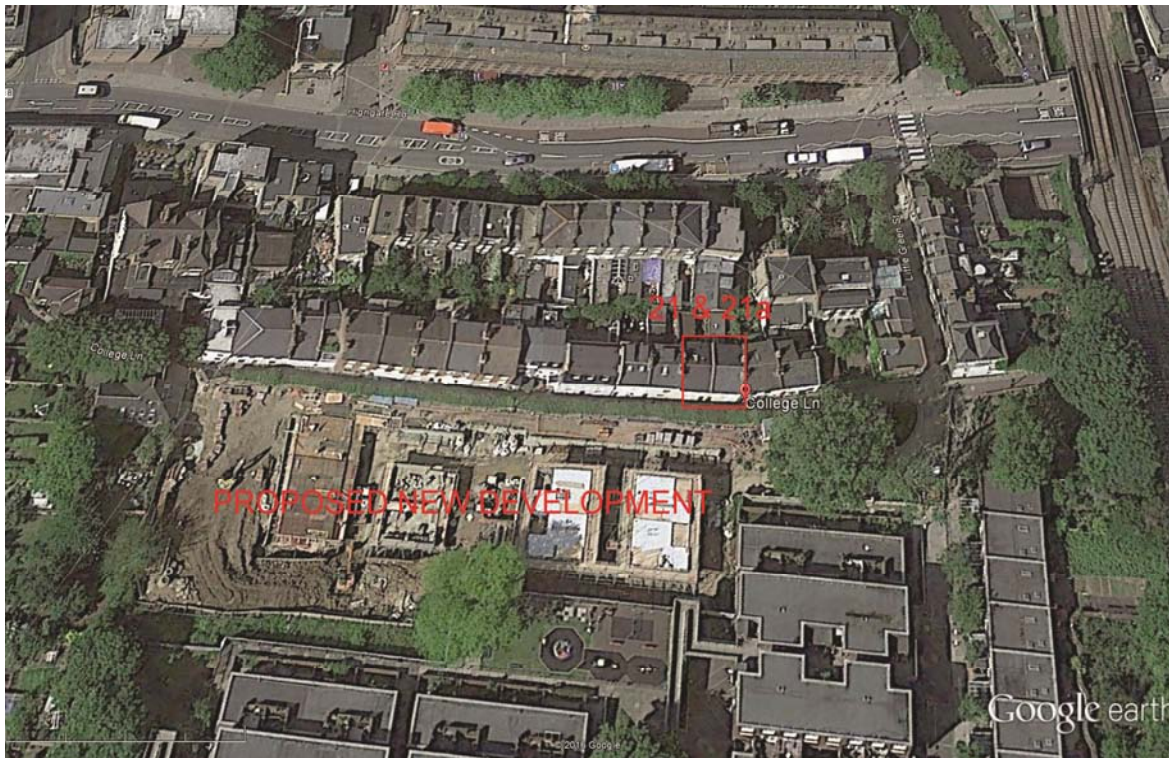
Some of the cottages are double fronted whilst others are much narrower overall with a single door and window. The cottages display a variety of plot widths, façade treatments and eaves lines. Many of the buildings have rendered or brick facades.

The application properties No's. 21 & 21A each have a yellow painted brick front elevation and is part of a group of four houses in the terrace that share architectural style, fascia lines and roof forms.

Built in 1840 these railway workers cottages are somewhat bland in character and lack any real features of architectural merit.

Due to the narrow width and restricted views within Cottage Lane, the main roof lines to these properties and as are many others within the lane, are out of day-to-day sight.

Although the site is not listed it has been identified as buildings that make a positive contribution to the character of the conservation area along with nos. 1-15 and 18-23.



AERIAL VIEW OF NO'S. 21 & 21A WITHIN COLLEGE LANE

PLANNING HISTORY:

No. 21

Planning Application ref: 2015/4700/P - **REFUSED**

Erection of a mansard roof extension.

Planning Application ref: 2006/5447/P - **REFUSED**

Erection of a mansard roof extension including raising the ridgeline.

No. 21A

Planning Application ref: 2015/4688/P - **REFUSED**

Erection of a mansard roof extension.

Planning Application ref: 2006/5341/P - **REFUSED**

Erection of a mansard roof extension including raising the ridgeline.

CONSULTATIONS:

Adjoining Occupiers : No objections.

Consultation Responses: No response.

Dartmouth Park CACC: No objection.

REASON FOR REFUSAL:

'The proposed mansard roof, by virtue of its height, bulk, mass and design, would be detrimental to the character and appearance of the dwelling and the group of properties in the terrace of which it forms a part fundamentally changing the historic form of the terrace to the detriment of the character and appearance of the Dartmouth Park Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving or heritage, of the London Borough of Camden Local Development Framework, Core Strategy; and to policies DP24 (Securing high quality design), DP25 (conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies, the advice of the Dartmouth Park Conservation Area Appraisal and Management Strategy 2009, and policies 7.4 and 7.6 of the London Plan 2015'.

It was considered that both raising the height of the ridge and the detailed design of the proposed mansard roof extension was unacceptable as they would be detrimental to the character and appearance of the host dwelling, the terrace and subgroup of properties of which they form part and the conservation area generally. Furthermore, the detailed design of the mansard extension, by virtue of its height, bulk and mass would be detrimental to the character and appearance of the house.

With other recent roof extensions approved within College Lane, the principle of the proposed development is not in dispute, but the harm to the historic roof form and the streetscene to this group of four properties in which they sit is.

RELEVANT POLICIES:**NPPF 2012 - The London Plan 2015****LDF Core Strategy and Development Policies 2010**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 (Design) 2015, chapters 3 (Heritage) & 5 (Roofs, terraces and balconies).

CPG6 (Amenity) 2011, chapters 6 (Daylight and sunlight) & 7 (Overlooking, privacy and outlook).

Dartmouth Park conservation area appraisal and management strategy 2009
(page 55-56).

CURRENT PROPOSALS:

This is a 'joint' planning application relating to no's. 21 and 21A who wish to extend their property as per the submitted planning drawings attached, by creating an extra-storey through a roof extension / conversion creating a mansard-style arrangement.

The proposals are a resubmission of a previously refused 'individual' scheme (as also submitted by the current occupants) for similar roof extensions and has been amended to address the council's previous concerns relating to height, bulk, mass, design.

Planning permission is sought for the erection of a mansard roof extension with 2 dormers at the front and 2 dormers at the rear. The proposed mansard would be built with natural slate tiles to match existing and traditional lead clad dormers with traditional timber painted sash windows, also to match. The boundary walls and chimneys would be raised with London stock bricks to match existing.

The pitch of the proposed mansard would involve a rise of the ridge height of the house by 750mm while the slopes would change from the existing 26 degree angle to a 70 degree mansard.

The roof extensions will provide an additional bedroom and bathroom to both these properties.

The current proposals are an 'improvement' of the previously refused schemes in such that they feature dormers which are clearly subordinate in terms of size to the windows of the lower levels and a parapet to the front which helps to reduce the bulk of the mansard. The overall height of the mansard has been lowered to reduce the impact of raising the ridge line and overall the mansard is considered to have an appropriate regard to the size and character of the property.

CHARACTER AND APPEARANCE:

The three main points to consider from the previously refused schemes submitted in 2015 are:

- 1. Is this an insensitive alteration to these properties which harms the historic character of the existing roofscape within college Lane,***

From our examination of the College Lane there is a pleasing variety of roof forms and that, although perhaps a traditional and widespread feature elsewhere, the tiled pitched roof is not particularly locally distinctive of any architectural merit - SEE APPENDIX A STREETSCENE

The application is a 'joint' application for both No's 21 and 21A College Lane and given the number of mansard roof extensions and roof alterations to No's 16, 17, 18, 19, and 20, the applicants properties will follow this natural progression leaving No's 22 and 23 College lane remaining unaltered.

Whilst the appearance on the terrace as a whole is slightly negative, but only insofar as they are only 2 out of a sub-group of 4 being altered. In our view, it would represent a reasonable example for the other two adjoining properties within the terrace to follow. In fact the council did advise, during the previous planning process, that they would look more favourably at a "four house" solution which is significant and actually undermines any case that the properties within the terrace should be left alone.

- 2. Would the raising the height of the ridge and the design of the proposed mansard roof extension be detrimental to the character and appearance of the host dwelling, the terrace and subgroup of properties of which it forms part and the conservation area generally,***

The Council have approved mansard extensions with front dormers at nos. 16 and 17 and more recently in 2014 at no. 18 which also add to the diversity of rooflines within College Lane. There is also currently an application for a mansard roof extension proposed for No. 9 College Lane.

The mix of rooflines as mentioned within the DPCA states that this is in fact a positive feature of College Lane. As such, given the number of mansard type roof extensions within College Lane the applicant's proposals would certainly not look alien or indeed out of character and would still contribute to the semi-rural character within College Lane.

Given the eclectic nature of the roof environment here, the impact of the design of the proposed development upon the character of the surroundings would be limited and certainly not harmful to the area. The introduction of a mansard roof extension proposed would add to the diversity of the roof mix along College Lane which contributes to the character of the area.

Therefore with this history of approvals and mix of roof styles within College Lane, it is considered that resisting the current proposal would be unlikely to be successful at appeal as overall the proposal would not harm the character and appearance of the host building, the terrace of which it forms a part of, and the wider Dartmouth Park Conservation Area, thereby it is in broadly in line with policies CS14, DP24 and DP25 of the LDF.

3. Would the detailed design of the mansard extension, by virtue of its height, bulk and mass be detrimental to the character and appearance of the host dwelling.

The main mansard element of the extension would be well out of day-to-day sight and normal street scene views due to the narrow width and restricted views within College Lane. All of which means that views of the scheme cannot easily be taken, nor would be seen by pedestrians walking along the Lane. One would have to crane one's neck and look very obtusely upwards in order to see the proposed mansard feature.

Furthermore, the large commercial development directly opposite would further obscure any long views and for these reasons the scheme really would not be prominent, nor seen much by the average walker down this Lane.

The proposed straight-down, bird's-eye, roof plan view submitted with the proposals would never be the vantage point for 99.9% of people exposed to the development and thus cannot be accorded much weight at all.

It is considered much more appropriate to accord weight to a view from standing, at street level, which is where most views would be taken. At that level, most people would have to crick and tilt their necks in order to make out even the uppermost part of the proposed extension; something that would make walking down the lane difficult. The proposed height and the restricted views really would ameliorate this development to make it acceptable.

It is therefore considered that the local planning authority has previously refused planning permission for this development for subjective, overly-protective reasons which are unsustainable in the light of the extent of the proposal's; the design, location and aspect of this modest proposal; new government guidance; and the push for growth and development.



**VIEW OF DEVELOPMENT
OPPOSITE**





LANE VIEWS OF 21 & 21A COLLEGE LANE



EAVES VIEWS OF 21 & 21A COLLEGE LANE



LANE & EAVES VIEWS OF 22 & 23 COLLEGE LANE

LOCALISM:

Under the auspices and the push for 'Localism' the level of consultation response and objection must now be given more weight. The previously submitted applications do not appear to have garnered any adverse consultation response from neighbours or even the DPCAAC Planning Committee. More weight must be given to such a factor under the push to empower communities under localism.

This application is submitted by the residents who live within this terrace 24/7 and thus know what they like and what they want. It is not reasonable to resist this form of development just because of some ill-conceived standpoint of wanting to preserve things 'as was'. Buildings need to change and adapt to continue to serve purpose and to reflect the needs and demands of their occupants.

Approving this extension scheme helps maintain these properties as family homes and maintains its occupant's links with this community, without having the unnecessary expense of having to move - which is a sustainable aim in itself.

Furthermore the investment in the properties and the improvement of the accommodation available within it would be of long-term benefit to the housing stock of the area and would not cause the substantial harm that would be necessary to outweigh the presumption in favour of sustainable residential development contained in the NPPF.

DESIGN OBJECTIVES:

The primary objective of this development is to create a form of development on the site which provides limited extension of internal space, whilst also not adversely affecting the existing property and having a benign impact on the street scene and surroundings within which the application site is located.

The architectural objective of this development was to create a suitably-sized, well designed, visually-appealing extension scheme. It is considered that the resulting development pays high regard to this and sits well within its locality.

The conversion can generally be considered to be conservative and complementary in design which reduces its impact on the locality.

It is considered that the **AMOUNT** of development is acceptable as the proposed scheme involves a limited roof extension by virtue of a mansard construction. This is a modest development by any consideration; especially in the context of other similar extensions which have occurred on this and nearby streets.

It is considered that the **SCALE** of the development on this site is acceptable. The increase in rooms at the property makes for a more effective and efficient use of a lot of, currently-wasted, internal roof void.

It is considered that the **LAYOUT** of the extension/conversion development on this site is logical, obvious and therefore appropriate in layout terms.

This development would not dominate or be disruptive to the street scene due to its limited exposure in views within the Lane.

URBAN DESIGN ASSESSMENT:

Urban design recognises seven qualities of successful places: character; continuity and enclosure; quality of public realm; ease of movement; legibility; adaptability; and diversity.

The scheme preserves the character of the locality as it retains the residential nature of its environs. Similarly, the scheme provides for visual continuity by maintaining the design and finish similar to the host and other properties in the wider vicinity. Siting within the existing building lines is obviously acceptable.

It is considered that despite the local planning authority's concerns, it is rather that this proposal makes no tangible adverse impact on the public realm in itself or in the context within which it sits.

Ease of movement is ensured around and within the development by the existing footpaths and road access. The proposed residential use is both legitimate and legible as it is as existing. There are no adaptability or diversity issues.

ACCESS & CAR PARKING ASSESSMENT:

No relevant issues to this mansard conversion scheme as access and car parking all remains unchanged and as existing.

SUSTAINABILITY ASSESSMENT:

It is important to consider the sustainability aspect of this development. The proposals are sustainable for a number of reasons, which include:

- The scheme makes for a more effective and efficient use of previously-developed land
- The residential accommodation is to be renovated, repaired and up-kept sympathetically with the extension and roof-conversion of an existing structure which is sited within an existing curtilage and the design of the development is sensitive, suitable and acceptable
- The development provided for much improved and extended residential accommodation of a high quality which will be of benefit to the Borough.

AMENITY:

The proposed increase in bulk is not considered to be such as to result in a significant loss of light and increased sense of enclosure in neighbouring properties.

In terms of overlooking, the proposed rear dormers at both no's. 21 & 21A would face the existing gap between 118B and 120 Highgate Road and would not directly face any habitable window. Although the distance between the rear building lines of College Lane and Highgate Road is slightly below the minimal requirement of 18m, the rear proposed rear dormer windows will be fitted frosted glass, as they serve a bathroom and a staircase in both properties.

Therefore, it is considered that the proposal would not result in any significant loss of privacy and is in line with policy DP26 of the LDF.

CONCLUSION:

This redevelopment scheme is proposed in order to better use of their properties, to enable growing family's to stay in their home who have lived there since 1993 and 2001 respectively, and, make a more effective and efficient use of their properties: which are all, of course, in principle acceptable and in line with national guidance to make the best use of previously-developed land, sites & structure's.

The applicant's and design team believe that this sensitively-designed, roof level extension scheme would benefit the property itself and would have a no more than benign impact on the locality: and thus would not be objectionable in planning terms.

At roof level and with such limited and restricted views, the scheme is not considered to adversely impact on the immediate or wider locality.

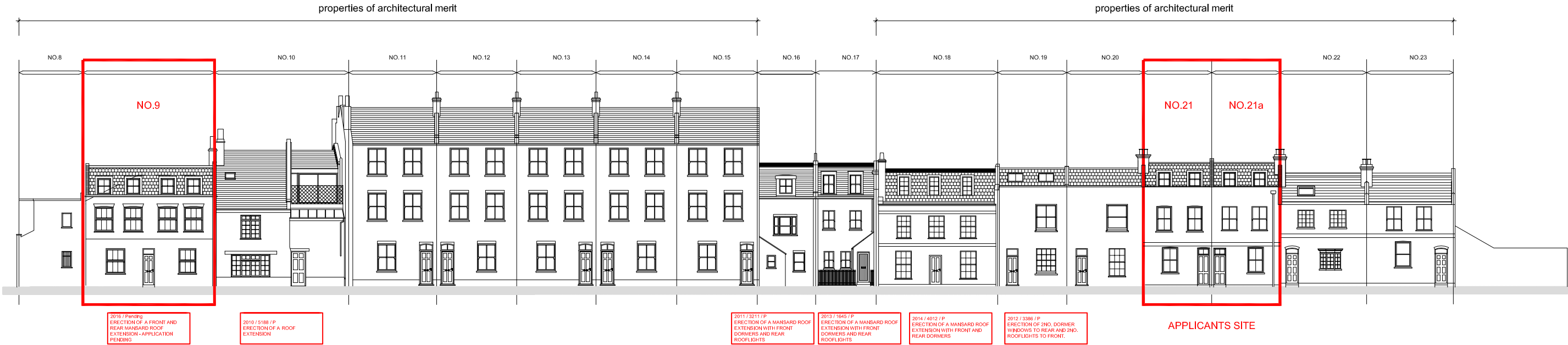
Whilst it is recognised that the properties have been identified as buildings that make a positive contribution to the character of the conservation area, however it is considered that such a designation is not a moratorium on all forms of development.

It is understood that this Borough has policies and some guidance which can/could be interpreted to resist development such as is proposed here. However, all development policies, even those restrictive of conservation ones, now have to be applied pragmatically in the age of the NPPF, and should not prevent minor, sensitive changes which create additional residential floor space.

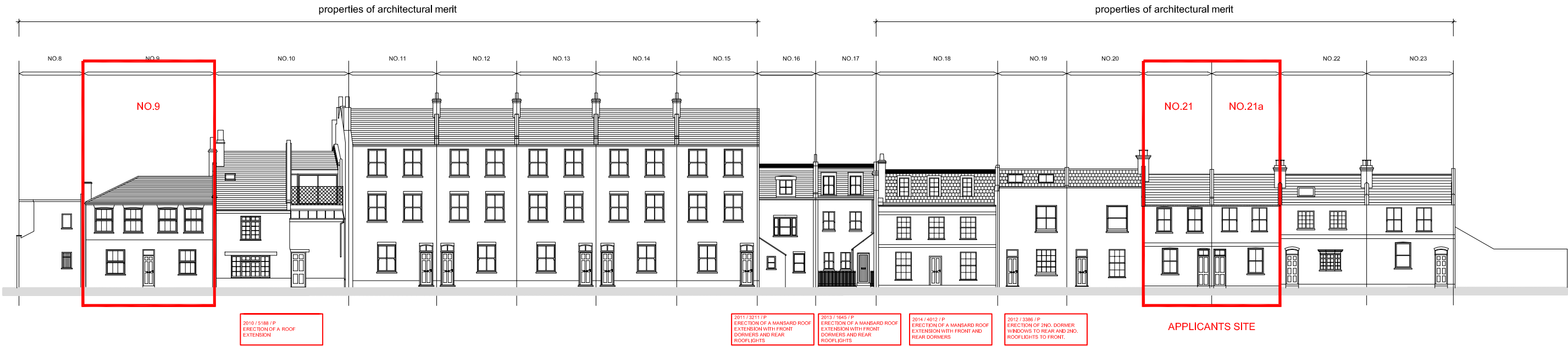
These are small properties, and it is important for growing families to be able to stay within communities when additional space is required.

Thus, in the age of the NPPF, this type of mansard roof extension development is seen as desirable and actually of benefit; as it does not cause substantial harm.

APPENDIX A



COLLEGE LANE - PROPOSED STREET VIEW



COLLEGE LANE - EXISTING STREET VIEW

Client : Mr & Mrs Butterworth and Mr & Mrs Diamond	<p>design solutions (London) Ltd</p> <p>Architectural & Property Design Services</p> <p>The Studio 7 Station Approach Stoneleigh Epsom KT19 0QZ</p> <p>tel: + 44 (0) 20 8393 8809 mobile: 07970 700773 email: design.solutions@talktalk.net web: designsolutionslondonltd.co.uk</p> <p>Architecture Design & Planning Building Surveys Planning Appeals Party Wall Matters Building Construction</p>				Title : Existing & Proposed Streetscene		
					Designed by : s.j.t.	Date : April 2016	Scale : n.t.s. (illustration only)
					Drawing No. 0484/P/16	Rev.	Sheet No.