



## DESIGN & ACCESS STATEMENT

Proposed Roof Terrace to  
33 Betterton Street, London

Revision A : May 2016

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## Introduction

This Design & Access Statement is to be read in conjunction with the proposals submitted for use of previously approved residential extension to be used as a roof terrace by the resident. The property is Grade II listed and these proposals refer to the following previous Planning and Listed Building Consent for the new extension by Camden Council:

**2015/3248/P** *Alterations to front elevation at ground floor level, insertion of pavement rooflight and railings, and associated internal and external alterations including extension at rear basement level to ground and basement floor maisonette (Class C3).*

**2015/4236/L** *Alterations to front elevation at ground floor level, insertion of pavement rooflight and railings, and associated internal and external alterations including extension at rear basement level to ground and basement floor maisonette (Class C3).*

This application seeks to provide outside amenity to the ground floor dwelling by the converting the previously approved flat roof to an external roof terrace.

## Context

33 Betterton Street is situated in a built up urban location close to Covent Garden. As well as being a listed building the site sits within the Seven Dials Conservation Area and forms part of a larger urban block. The proposals will not be visible by the general public as the works affect only the rear of the building.

## Heritage Statement

*"Listing NGR: TQ3025181187  
TQ3081SW BETTERTON STREET  
798-1/105/92 (South side)  
15/01/73 No.33*

GV II

*Terraced house with later shopfront. Early C18, refaced early C19. Yellow stock brick. 4 storeys and basement. 2 windows. C20 shopfront. 1st and 2nd floors with gauged reddened brick arches to recessed casement windows. Rebuilt parapet. INTERIOR: has good early C18 staircase to top of house with closed, moulded string, square newels and twisted balusters. Moulded dado and some original doorcases. Hall with arched opening, some panelling and boxed out cornice. Included for interior."*

The following statements provide a considered and proportionate justification to show that appropriate conversion of this building can be achieved by the methods chosen and no elements of heritage value are affected. Attention has been given to minimise the loss of historic fabric.

The proposed works of alteration are intended to be consistent with the relevant guidance of Central Government on alterations to listed buildings and development within conservation areas contained in Planning policy guidance: Planning and the historic environment, PPG 15; and Repairs and

alterations to listed buildings; and with the relevant published guidance of English Heritage on alterations to listed buildings including Conservation principles, policies and guidance for the sustainable management of the historic environment. PPG 15 emphasises the need for reasonable flexibility and imagination to be shown by all parties involved in alterations to listed buildings.

In our opinion these proposals adhere to the planning policies in the most appropriate manner. They do not adversely affect the character or appearance of the street or conservation area and respects the architectural character of the existing building.

### **The construction proposals**

The proposals as per the schedule of works do not negatively impact on the character of the area or buildings setting.

- The new staircase follows on from and, replicates the contemporary design of, the previously approved stair to maintain uniformity. No existing building elements will be disturbed or altered to form its inclusion.
- The works are confined to the rear of the property with no historic features.
- Thought has been given to blend this very small rear terrace with sympathetic materials (predominantly timber) and minimal contemporary architecture so not to detrimentally affect the original appearance of the building.
- The rear of the building and its adjacent context has been subject to many alterations over the years and there is no uniformity left in respect to other buildings.
- The internal proposals are minimal, maintain authenticity, and have no impact on the original fabric.

### **Assessment of the impact of the proposals on the Heritage Asset**

There will be minor physical and aesthetic impacts:

#### Physical impact

There are small amount of new elements such as the stair case and terrace finishes. These changes do not affect the historic plan form and are not irreversible.

#### Aesthetic impact

The visual impact on the works will be minimal as all new materials proposed are sympathetic but of contemporary nature to differentiate from the existing. Architecturally and proportionally all these new elements blend in.



## **Design Statement**

Use, layout and size

The proposals look to convert the existing permitted flat roof over the ground floor apartment to form a new roof terrace amenity of approx. 15.5m<sup>2</sup> and make the most of a potentially redundant external space. In order to achieve this it is proposed that a new stair case is formed as a continuation of the stair below. It is proposed that the glazed roof currently with permission will be pivoted to allow it to open electronically and allow access from the stair onto the terrace. No extension of the glazing is proposed that does not currently have planning and listed building consent.

The installation of a 1.5m high screen around the terrace will maintain privacy between the terrace and nearby properties. As the existing window to the 1<sup>st</sup> floor apartment en-suite is opaque glazed, privacy will be maintained.

A balustrade will also be placed adjacent the lightwell for safety reasons.

Appearance

The new terrace will have a composite timber deck flooring finish throughout. The screen will be finished with horizontal slatted timber to provide privacy and a softer domestic feel to the space.

## **Conclusion**

This report assesses and sets out the justification for the proposals to demonstrate the character and appearance of the building will not be substantially or inappropriately altered.

The design takes full account of the significance of the building and it is our professional view that the proposals will not cause harm or loss to that significance, ensuring that the building can continue to accrue value (in terms of significance). In this respect there appears no material reason in conservation terms why the Authority should not grant listed building consent.