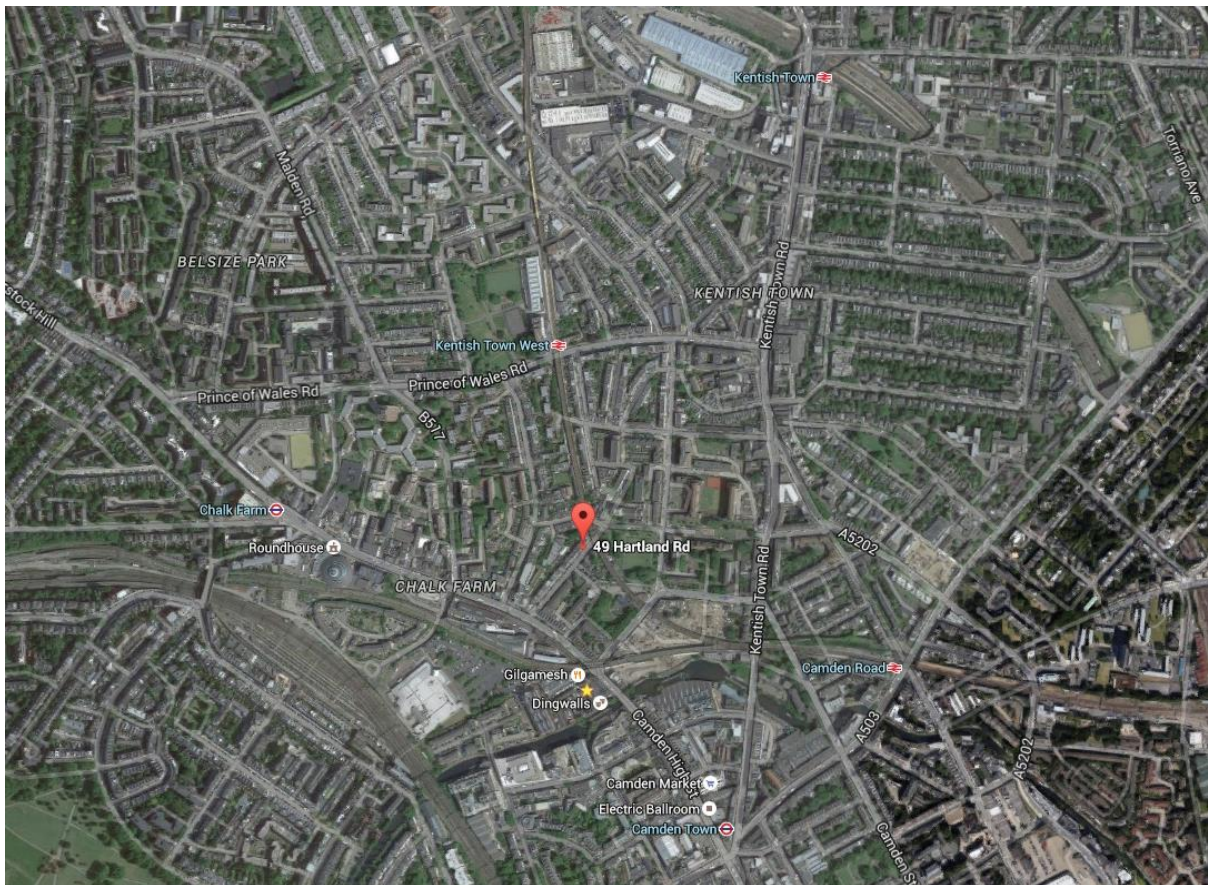


Design and Access Statement

49 Hartland Road, London, NW1 8DB

Prepared by Arch Planning & Licensing on behalf of Mr and Mrs Cakir



Erection of mansard roof extension

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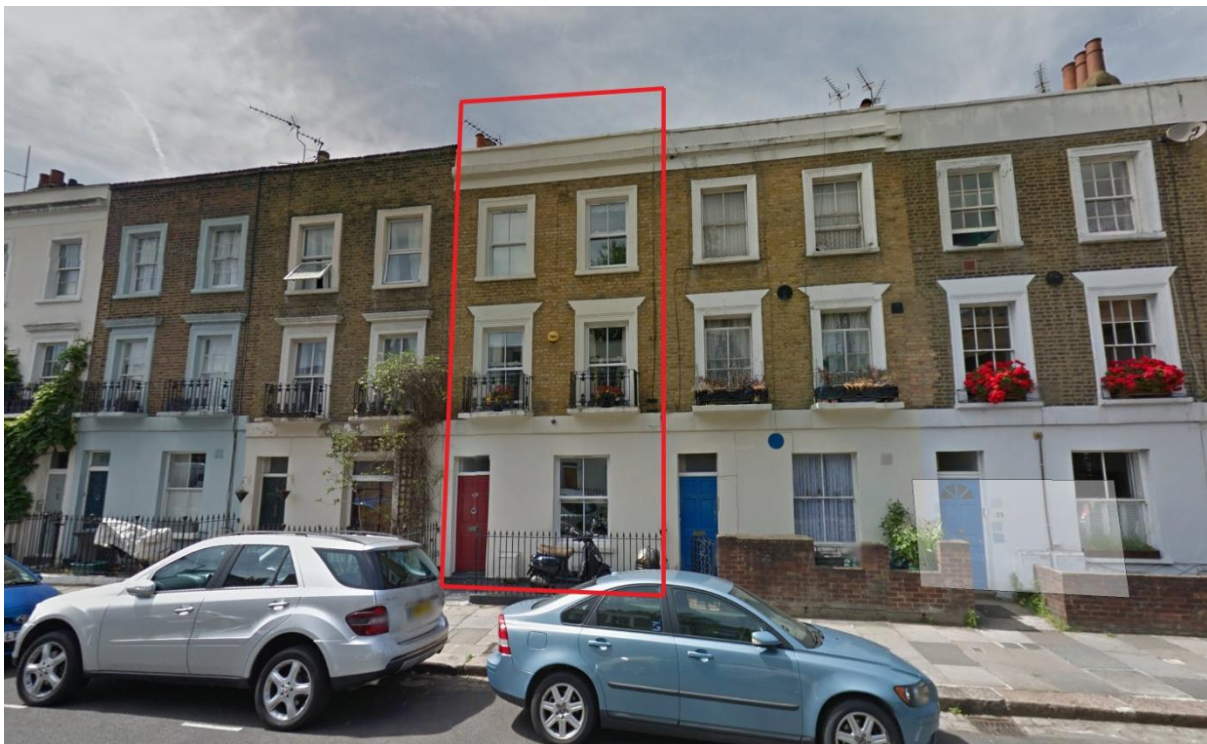
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1.0 Introduction

According to the Town and Country Planning (Development Management Procedure) (England) Order 2015, an application for planning permission shall be accompanied by a design and access statement, which shall explain according to the proposal the following: the design principles and concepts that have been applied to the development, shall demonstrate the steps taken to appraise the context of the development and how the design of the development takes that into account, explain the policy adopted regarding the access and how policies relating to access in relevant local development documents have been taken into account, state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation and explain how any specific issue which might affect access to the development have been addressed.

This Design and Access Statement has been prepared in support of Mr and Mrs Cakir planning application for the development of “Erection of mansard roof extension” at No. 49 Hartland Road, London, NW1 8DB.



Existing Building – View from Hartland Road

1.1 Planning History

Ref. No.: 2015/3859/P - Erection of mansard roof extension – Refused on 09-09-2015 – Appeal dismissed on 11-04-2016;

Ref. No.: 2005/0753/P - Erection of a first floor rear extension – Granted on 03-06-2005;

1.2 Design Objective

The design objective is to create a development of the highest quality, which will be sympathetic with the existing buildings and which will respect the heritage and the history of this area of Camden Town. The concept has been developed to achieve a high quality residential scheme in order to provide a larger residential unit, more comfortable to live in. It is also intended that the existing site to be enhanced and for the proposed development to be used materials of the highest quality, with both classical and modern finishes in order to match with the existing materials and surroundings.

2.0 Site Context

2.1 Site

The site is located on Hartland Road which branches off of Chalk Farm Road, a highly developed area. Hartland Road is divided into two by a railway line bridge followed by Clarence Way.

The property is located in a three (3) storey Victoria style terrace ending at the railway bridge. The property is not a Listed Building and the site is not located within a Conservation Area.

2.2 Zone and Street Character

Zone and street character is represented by properties built in Victorian style of three storey terraces, with high parapet walls which disguise the butterfly roofs behind. Walking towards north and passing the railway bridge there is Holy Trinity & St Silas Church of England Primary School, followed by 8 Victoria terrace dwellings made up also of three (3) storeys height. At the same time entire discussed area is mainly residential.

2.3 Public Transport

The building is situated in a highly accessible location, close to all facilities and a wide range of public transport options.

3.0 Existing and Proposal

3.1 Existing

Existing No. 49 Hartland Road is a terraced 3 storeys building, with the main access on the property from Hartland Road.

The ground floor level comprises of entrance hall, shower-wc, reception and dining area, kitchen and wet area and a conservatory with direct access from the kitchen. In the entrance hall area there is the stair which provides access to first and second floor levels.

The first floor level comprises of staircase-hall, two bedrooms and a bathroom, while at the second floor there are two more bedrooms with the staircase-hall.

Top of the building is covered with a butterfly roof disguised behind high parapet walls.

3.2 Proposed development

Amount & Layout (GIA):

Proposed

Mansard Floor GIA: 23.80 sqm

Scale of the premises:

Approximate longest length:	15.05 m
Approximate longest width:	4.82 m
Approximate longest height:	2.70 m
Approximate shortest height:	2.22 m (as existing - wet area / shower-wc)
	2.30 m (mansard)

The proposed development is for erection of mansard roof. There will be no changes on ground and first floor level and on the second floor it is going to be proposed only an access stair for the mansard.

In terms of mansard layout and design the main objective is that to create the development ensuring that it would not be visible from the pavement on the opposite side of the street, behind the parapet, such that the character and appearance of the street and area not to be affected in any way. Thus, the low height of the proposed mansard and the setback of 1.40 metres from the high parapet wall towards the front elevation will stop it from being seen from the street eye level.

Even if the extension would be visible from the upper floors of houses across Hartland Road, the extensive use of L shaped glazing to the front elevation would ensure that the addition would have an airy quality and would not appear top heavy. Also, providing the large glazing will result in a good quality living space with proper natural light and sun light. Thus, the entire appearance of the mansard would be lighter than the traditional approach for such developments.

The new proposed flat roof created by the setback will be accessible for maintenance purposes only.

In regards to materials, all these will match the existing ones and the finishes will be of high quality.

4.0 Planning Considerations

In support to the proposed development there are to be mentioned a number of individual addresses within the uniform terraces with granted planning permissions, which have been extended with a mansard roof hidden behind the original parapet walls and setback, similar to our proposal. These properties include: **30 Hartland Road**, Ref: 2013/6622/P – Date granted 27/11/2013; **30 Hartland Road**, first granted application for roof extension ref: 2009/3327/P Granted on 30/09/2009; **32 Hartland Road**, Ref: 2005/3230/P Granted on

15/09/2005; **14 Healey Street** London NW1 8SR, Ref: 2011/5193/P Appeal Granted; **16 Healey Street** London NW1 8SR, Ref: 2014/4400/P Granted.

4.1 Daylight and Sunlight

The proposed mansard roof will have double orientation towards south-east and north-west and thus it would receive sufficient natural light and sun light.

At the same time, the development will not obstruct in any way the neighbouring properties' natural light and sun light, resulting in no overshadowing problems.

4.2 Overlooking

Overlooking issues are not applying in this case.

The proposed mansard will be setback from the front elevation and the new flat roof will be accessible for maintenance reasons only.

Therefore, the design and the orientation of the proposal will not be adversely affected in terms of privacy, outlook and overshadowing.

4.3 Transport and Parking

The building is sited in a highly accessible location, close to all facilities and a wide range of public transport options. Camden Town underground station, Camden Road and Kentish Town West railway stations are nearby, at about 0.5km away. Chalk Farm Road is about 150m away from the site and it is served by multiple bus routes, where buses 24, 27, 31, 168, N5, N28, N31 would be in use serving both directions and.

The proposal will not negatively influence the existing parking spaces in the area.

5.0 Conclusion

The proposed development would have an acceptable impact on the character and appearance of the building and the street scene and it should be accepted for the following reasons:

- the mansard roof will be setback 1.40 metres from the parapet wall towards the front elevation;
- the proposed development will not be seen from the street eye level;
- the character and the appearance of the street will be maintained as existing;
- the proposed materials will be light-weight materials such as glazing towards Hartland Road and it will match the existing materials and finishes in the area;
- the living conditions in the area will be improved;
- there are similar developments in the area which have been approved.