



PLANNING APPLICATION

DESIGN & ACCESS STATEMENT

14 CHARLOTTE STREET. LONDON, W1T 2LX

AUGUST 2016

CONTENTS

1.0	INTRODUCTION	2
2.0	BACKGROUND AND EXISTING CONDITION	2-3
2.1	Description and analysis of the existing building	
2.2	Description of neighbouring properties on the street	
2.3	Recent planning history of 14 Charlotte Street	
2.4	Planning Policy	
3.0	PROPOSAL	3
3.1	Design Intent	
3.2	Objectives	
4.0	DESIGN	3-8
4.1	Residential apartments	
4.2	Storage of waste	
4.3	Cycle Storage	
4.4	Mansard roof	
4.5	3D massing model	
4.6	Roof terrace	
4.7	3D Model: Long-range views of site	
5.0	SUSTAINABILITY	9
6.0	NOISE IMPACT ASSESSMENT	
7.0	ACCESS	
8.0	CONCLUSION	9
APPENDIX 1		
Existing drawings		
APPENDIX 2		
Proposed drawings		
APPENDIX 3		
Acoustic survey		

DESIGN AND ACCESS STATEMENT

14 CHARLOTTE STREET. LONDON, W1T 2LX

THE ERECTION OF MANSARD ROOF AT FOURTH FLOOR LEVEL AND RE-CONFIGURATION OF THE INTERNAL LAYOUT TO PROVIDE 2 RESIDENTIAL DUPLEX APARTMENTS AT 1ST, 2ND, 3RD & 4TH FLOOR LEVELS.

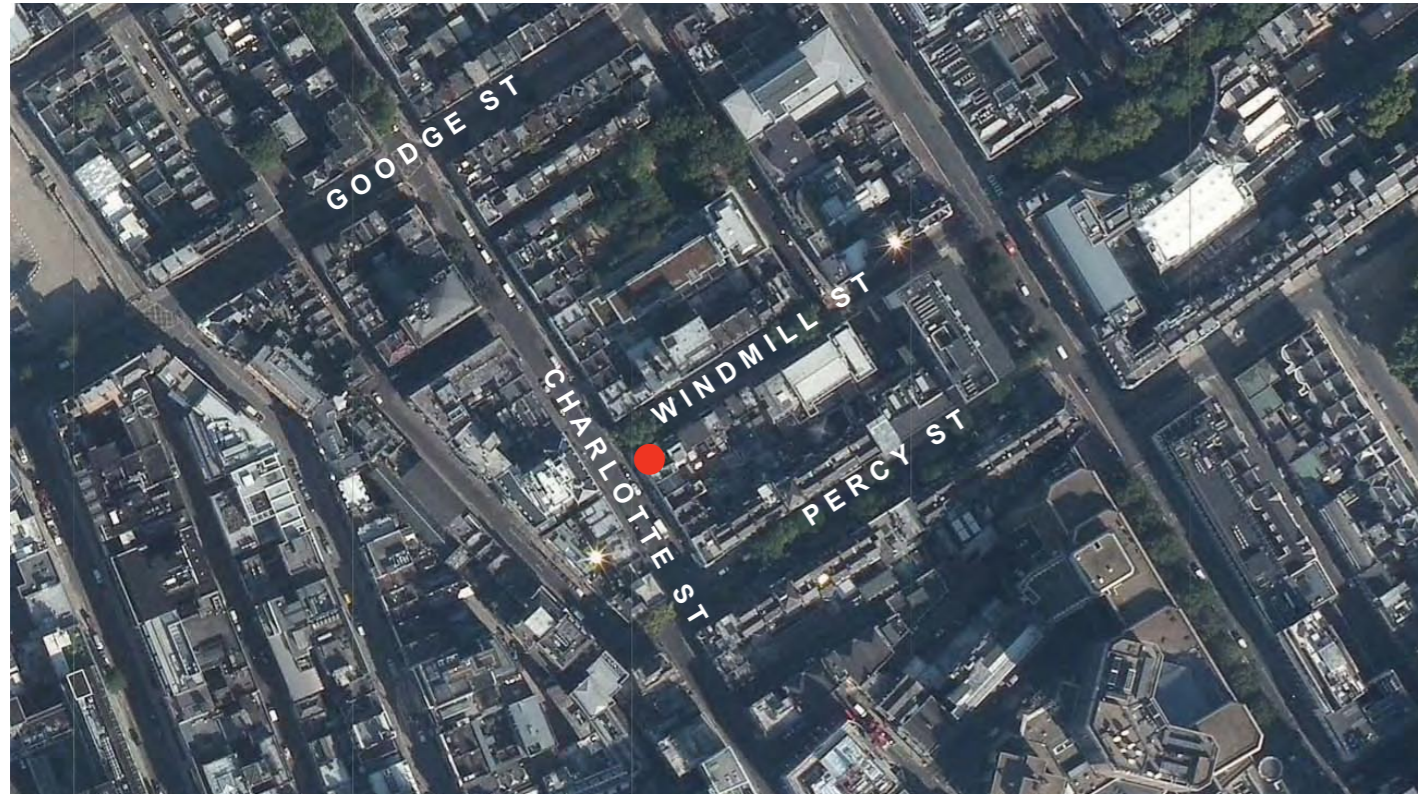


Figure 1: Aerial view with the site location marked by a red circle

1.0 INTRODUCTION

The Applicant has instructed TFF Architects to prepare a planning application for the proposed alterations to no.14 Charlotte St, located in the London Borough of Camden and within the Charlotte Street Conservation Area. The alterations include the addition of a mansard roof at 4th floor level and the re-configuration of the internal layout to provide 2 no. residential duplex apartments (1 no. at 1st & 2nd floor & 1 no. at 3rd & 4th floor). This design and access statement describes the existing and proposed developments, outlines the rationale behind design decisions and demonstrates how the proposal complements its site and surroundings.

2.0 BACKGROUND AND EXISTING CONDITION

2.1 DESCRIPTION AND ANALYSIS OF THE EXISTING BUILDING

14 Charlotte Street is located at the junction of Charlotte Street and Windmill Street and the premises comprises basement, ground and three upper floors. At the front of the property the ground floor is heavily glazed. The rest of the facade is uniform in brown brick with timber sash or casement windows. There is some relief provided in the brickwork in the form of vertical pilasters. Stuccoed architraves and horizontal banding also provides interest to the facades. A restaurant occupies the basement and ground floor levels and falls outside of the scope of this application. The upper floors are currently unoccupied although were previously used as 3 residential units. They are in the form of a one-bedroom flat at first floor level and a two-bed flat at both second and third floors. The entrance to the upper floors is via Windmill St. At roof level there are unsightly ducts and an unsympathetic roof form & finish (refer to TFF drawing 210 / 040 for further information).



Figure 2: View from junction of Charlotte St & Windmill St.



Figure 3: View from Charlotte St.



Figure 4: View from Windmill St.

2.2 DESCRIPTION OF NEIGHBOURING PROPERTIES ON THE STREET

No.12 Charlotte Street rises 5 storeys and a restaurant occupies its ground floor. No.2 Windmill St rises 4 storeys but also includes a mansard roof at 4th floor level. Both these neighbouring properties have an extra elevation either side of 14 Charlotte St which creates a corner void at roof level.



Figure 5: Neighbouring no.12 Charlotte St rising an additional storey.



Figure 6: Neighbouring no.2 Windmill St with mansard roof.

2.3 RECENT PLANNING HISTORY

- July 2010: Renewal of planning permission for application no.2006/4627/P (below). Permission since expired.
- November 2006 (Application no. 2006/4627/P): Re-application for previously withdrawn scheme (ref:PSX0204253) for the erection of mansard roof to create new fourth floor self-contained 1-bed flat, relocation of staircase to upper floors in rear extension, remodelling of second and third floor flats and relocation of existing duct. Permission granted subject to a Section 106 Legal Agreement. Permission since expired.
- November 2003 (Application no. PSX0204253): As of description above. Section 106 Legal Agreement was not signed by the applicant.

2.4 PLANNING POLICY

A number of planning policy documents at a local and national level were consulted prior to the development of these proposals. At a local level these included:

- Camden Planning Guidance July 2015, documents 1-7 inclusive
- Charlotte St Conservation Area Appraisal and Management Plan, July 2008
- Housing Supplementary Planning Guidance, Mayor of London, November 2012
- London Plan 2011 Implementation Framework
- London Housing Design Guide, Mayor of London, 2010

At a national level the documents include the National Planning Policy Framework 2012.

3.0 PROPOSAL

3.1 DESIGN INTENT

The proposal is for the erection of a mansard roof at fourth floor level and reconfiguration of the internal layout to provide 2 residential duplex apartments at 1st, 2nd, 3rd & 4th floor levels. The overall scheme includes:

- The addition of residential accommodation at 4th floor level in the form of a mansard roof.
- The redevelopment of the internal layout to form 2 no. duplex apartments to meet the space standards of the London Plan.
- The provision of private Refuse & Cycle Storage space for both duplex apartments.
- The addition of private terrace space at 5th floor level for 1 no. duplex apartment.
- The adjustment of an existing duct at roof level to allow for design of mansard roof.

3.2 OBJECTIVES

- To provide high quality residential accommodation in line with the latest London Plan space standards.
- To sensitively infill the corner void at fourth floor level between the adjacent taller properties of 12 Charlotte St & 2 Windmill.
- To ensure that the proposal, with a more suitable roof form & finishes, is sympathetic to the existing building and surroundings.
- To ensure the proposals enhance the architectural value of the existing building.

4.0 DESIGN

4.1 RESIDENTIAL APARTMENTS

By reconfiguring the internal layout and providing 2-bed duplex apartments the flats surpass the minimum space standards of The London Plan (Policy 3.5 of 'Housing Supplementary Planning Guidance' - Nov 2012). This is for both for the essential GIA and on a room-by-room basis (Appendix 1 - Space Standards Study 'London Housing Design Guide' - 2010). Please refer to TFF Architects drawing no.s 210/020P1 - 210/026P1 inclusive which includes floor areas. The proposed layout replaces many cramped and poorly-lit rooms with larger, better proportioned spaces for modern day living. Furthermore the design boasts free flowing living areas, en-suite bathrooms and the provision of refuse and cycle storage.

The sizes of the existing residential apartments fall far below the minimum space standards of The London Plan. This is particularly clear for the existing 2-bed flats at 2nd & 3rd floors which have an overall GIA of 39 sq m each, whereas the current London Plan space standards require an essential GIA of 70 sq m for a 2-bed flat. Please refer to TFF Architects drawing nos. 210/002P1 - 210/007P1 inclusive which includes floor areas.

4.2 STORAGE OF WASTE

Within the communal parts at second floor level it is proposed to locate a designated refuse store to be used for the storage of mixed recycling and organic waste (please refer to drawing no. 210/023 for further details) which is collected every Monday. Camden Environmental Services has confirmed there is a daily collection of household waste (Mon - Sun). This will be placed on the street in refuse sacks in the same location as the restaurant waste (please refer to drawing no. 210/021 for further details).

4.3 CYCLE STORAGE

It is proposed to locate 2 no. secure cycle storage spaces at ground floor level and a further 2 at first floor level (please refer to drawings no.s 210/021 and 210/022 for further details). The restricted floor plan of the entrance hall at ground floor means we are unable to locate more than 2 no. spaces at this level. The provision of 4 no. secure cycle parking spaces meets the requirement of the London Plan 2016.

4.4 MANSARD ROOF

The mansard roof extension would be covered with natural slate and have a lower slope of 70 degree pitch in line with Camden's Planning Guidance (CPG) for mansard roofs. The upper slope will have a pitch of no greater than 30 degrees representing a true mansard roof and also in line with the CPG. Two lead clad dormers with timber framed sash windows would be installed in the the Windmill Street elevation with a single dormer installed in the Charlotte Street elevation. The proposed roof extension would raise the roofline to align with properties either side. The design is in keeping with the overall appearance of the adjoining properties and streetscape.

4.5 3D MASSING MODEL

The design of the mansard roof level was worked up into a 3D model to establish the most effective and sympathetic way it could sit between the neighbouring properties. It outlines the aesthetic benefit it would provide to the streetscape of both Charlotte St & Windmill St. It also demonstrates how the upper portion of the mansard, and the roof terrace, are not visible from the street below. For further 3D model's regarding long-range views from site please see section 4.7.



Figure 7: View from junction of Charlotte St & Windmill St.



Figure 8: View from Charlotte St.

4.6 ROOF TERRACE

The upper slope of the mansard roof would be at a pitch no greater than 30 degrees and will conceal a private roof terrace for the duplex apartment occupying the 3rd & 4th floors. The provision of this space is in line with The London Plan's policy for the provision of private outdoor space. The proposed terrace would be accessed via a stair from the 4th floor level providing a direct link to the living area. Refer to drawing no.s 210/026P1 & 210/031P1 for further information. The design has been developed to make more efficient use of the land (following the guidance of the London Plan 2016).

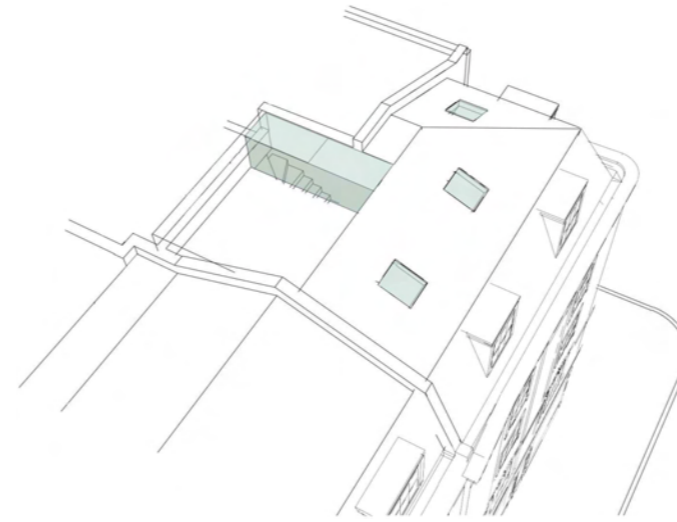


Figure 11: Roofscape view from Windmill St.

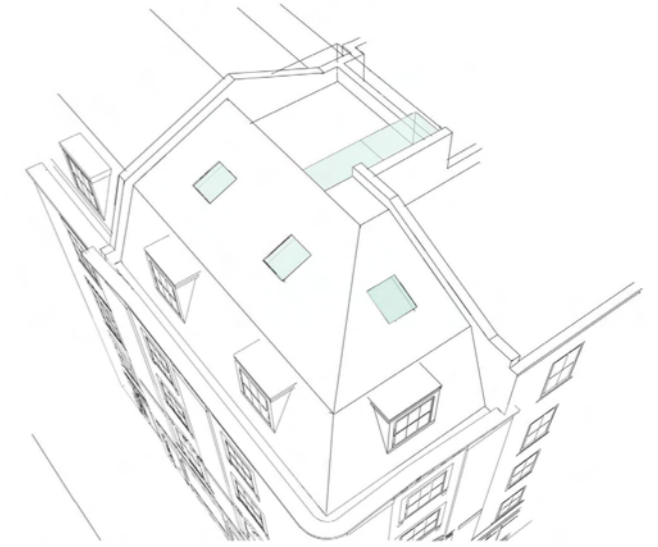


Figure 12: Roofscape view from junction of Charlotte St & Windmill St.



Figure 9: View from Windmill St.



Figure 10: View from Windmill St.

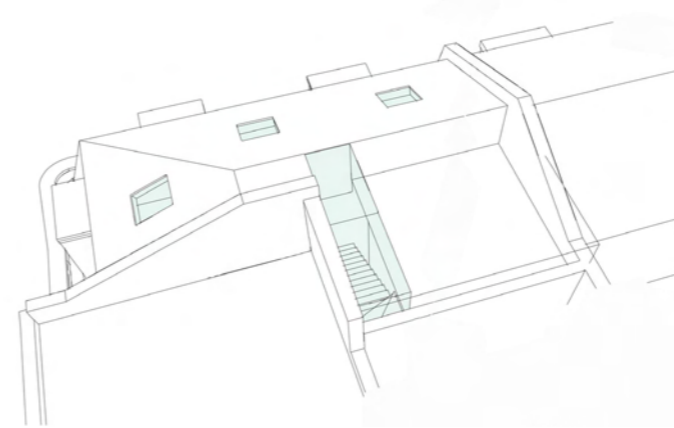


Figure 13: Roofscape view from 12 Charlotte St.

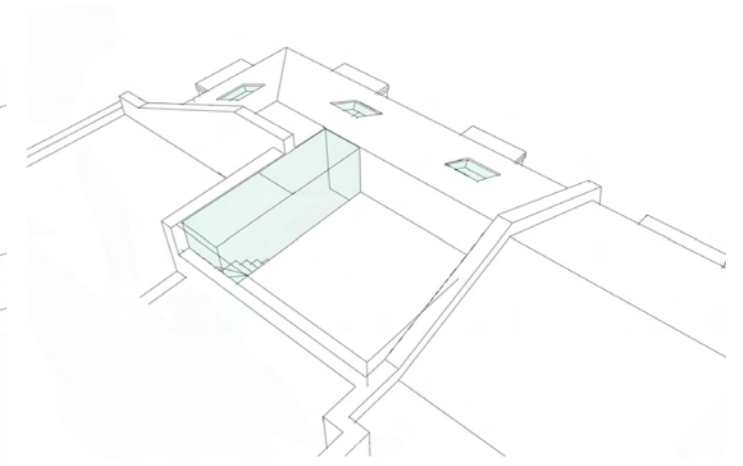
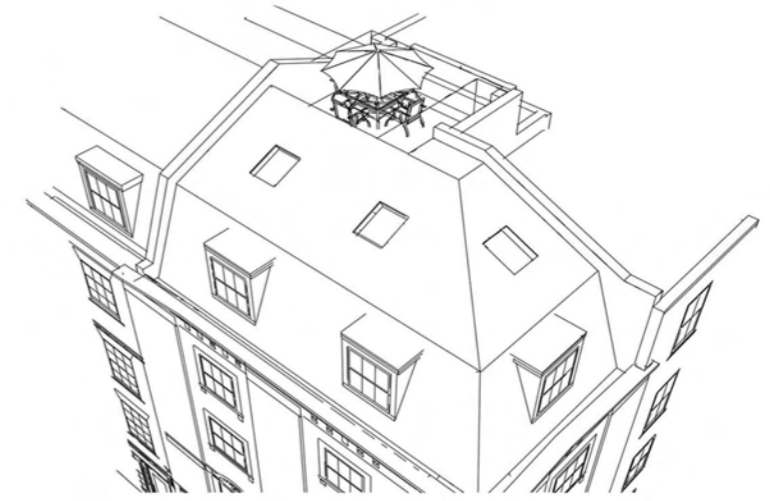


Figure 14: Roofscape view from rear

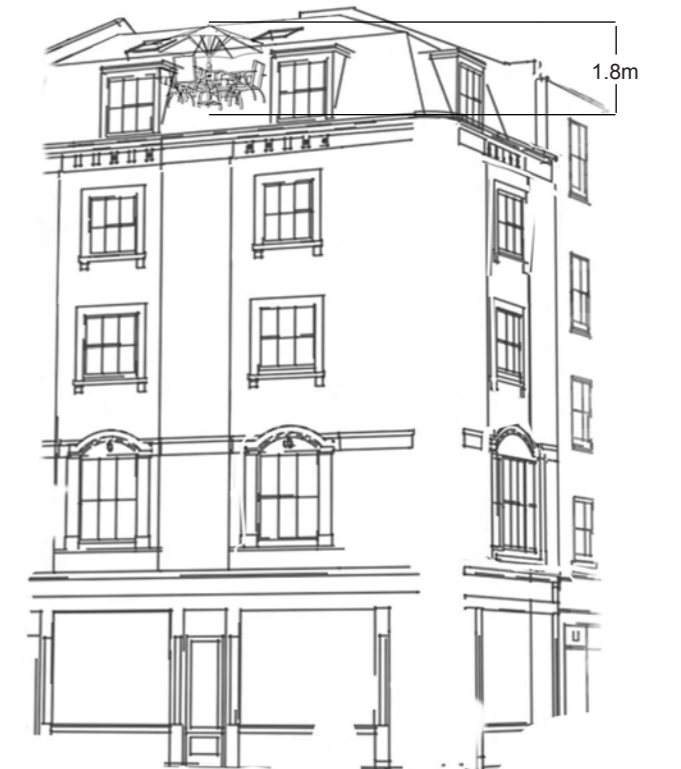
4.7 3D MODEL: LONG-RANGE VIEWS OF SITE



View looking south-east from Charlotte St.



Roofscape perspective showing position of exterior paraphernalia within 3D Model at rear of site.



Exterior seating / paraphernalia shown beyond (hidden from view).

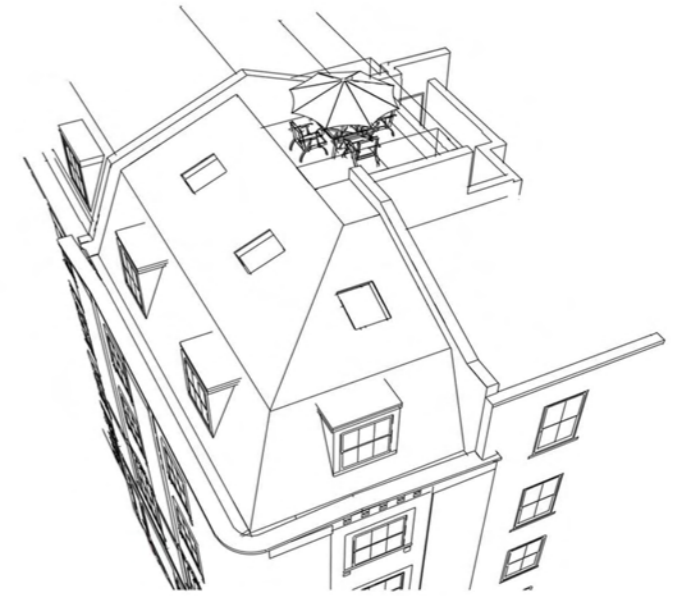


Location plan with viewpoint.

4.7 3D MODEL: LONG-RANGE VIEWS OF SITE



View looking east from Charlotte St.



Roofscape perspective showing position of exterior paraphernalia within 3D Model at rear of site.



Exterior seating / paraphernalia shown beyond (hidden from view).



Location plan with viewpoint.

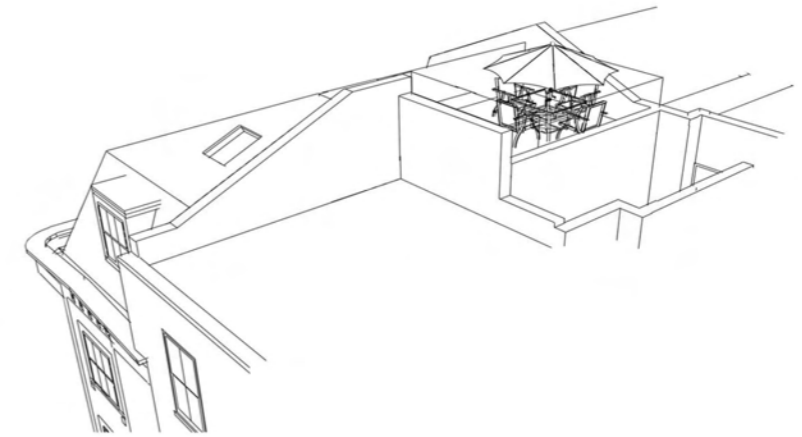
4.7 3D MODEL: LONG-RANGE VIEWS OF SITE



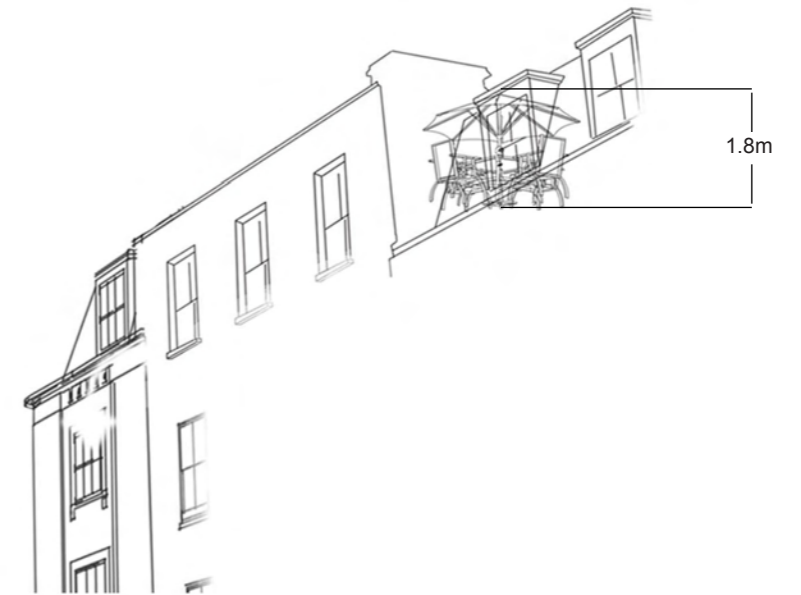
View looking north-west from Charlotte St.



Location plan with viewpoint.



Roofscape perspective showing position of exterior paraphernalia within 3D Model at rear of site.



Exterior seating / paraphernalia shown beyond (hidden from view).

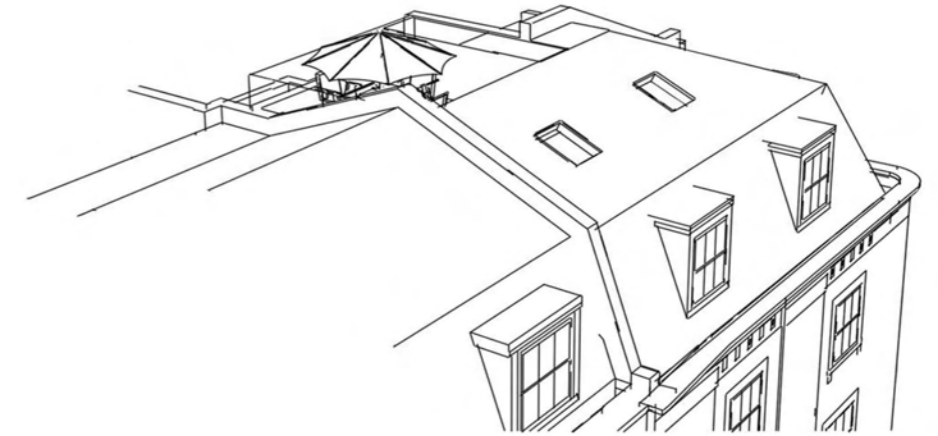
4.7 3D MODEL: LONG-RANGE VIEWS OF SITE



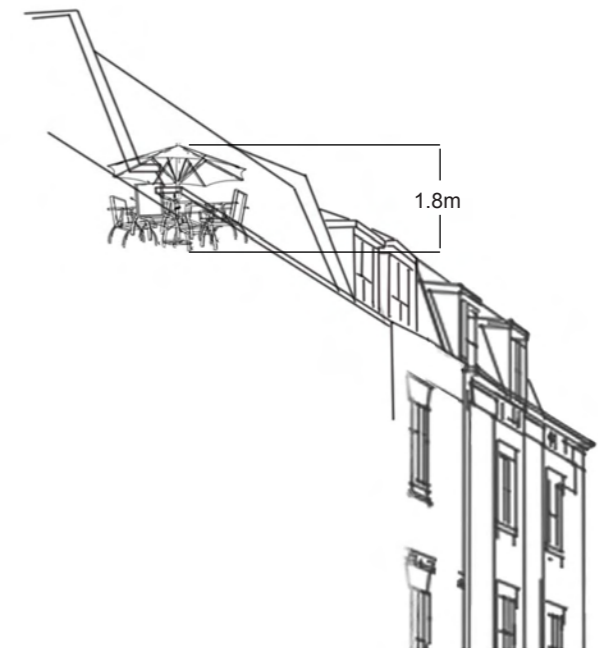
View looking south-west from Charlotte St.



Location plan with viewpoint.



Roofscape perspective showing position of exterior paraphernalia within 3D Model at rear of site.



Exterior seating / paraphernalia shown beyond (hidden from view).

5.0 SUSTAINABILITY

The proposed scheme is designed to meet high standards of energy efficiency, air tightness, internal daylighting, sound insulation and reductions in carbon dioxide emissions. This will be achieved by adding insulated dry lining to all the existing external solid walls, roof insulation and improvements to any cold bridging and air paths. The removal of some of the existing internal walls will create higher levels and a better balance of natural light. There is provision for cycle storage (2 per each flat as per the London Plan) and refuse storage with adequate space for the storage of recyclables. Overall the intention is that the scheme will provide high quality living and space in an area with an excellent level of amenity and strong transport links.

6.0 NOISE IMPACT ASSESSMENT REPORT

A noise survey was carried out by KP Acoustics that recorded the background noise & measured noise levels. Within the report noise requirements are based on BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. It concluded that the non-glazed elements of the building fabric have been assumed to provide a good sound insulation and that they would propose a robust glazing specification. This would be carried through as part of the detailed design. Please refer to KP Acoustic's full Noise Impact Assessment report (attached with this planning application).

7.0 ACCESS

Residents will access their property as before (from the existing doorway on Windmill St which has level access to the street). None of the existing entrances will be altered despite the change in the internal arrangement of the properties.

There is a current means of escape from the adjoining property at no.2 Windmill St which will be maintained. Currently the means of escape is out onto the roof and down an access hatch (located on the roof) into the communal stairwell. The new proposals will provide a door at fourth floor level for direct access into the stairway and thus improve ease of access.

8.0 CONCLUSION

- The design does not harm the amenity of the neighbouring properties.
- The proposals do not harm the conservation area.
- The addition of the mansard roof improves the relationship with the neighbouring buildings by filling in the existing corner void of the property.
- The proposals surpass the space standards of The London Plan and make the accommodation more light-filled, better laid out and more suitable for modern day living .