

DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION FOR EXTENSION TO FLAT A, COPPERFIELD HOUSE, 20 NOTHINGTON STREET,
BLOOMSBURY, LONDON, WC1N 2NW

1.0 INTRODUCTION

- 1.1 This supporting Planning, Design & Access Statement has been prepared by Connolly Architects ,
8 Albion Buildings, 1 Back Hill, London, EC1R 5EN
- 1.2 The Statement forms part of a planning application for development at Flat A, Copperfield House,
20 Northington Street, London, WC1N 2NW. The site is identified on the Location Plan drawing
P-06. The building sits within the London Borough of Camden, Bloomsbury Conservation Area
designated in March, 1984.
- 1.3 The proposed scheme is for the development of an additional small bedroom to the rear of the
premises, incorporating an existing fire escape to the roof above.
- 1.4 The current proposal has been designed by Connolly Architects. The drawings to accompany the
application are:

- P 01: Ground and first floor plans, existing and proposed
- P 02: Existing and Proposed sections
- P 03: Front and rear elevations as existing
- P 04: Proposed section and elevation
- P 05: Proposed rear elevations
- P 06: Site block and location plans

2.0 THE SITE AND SURROUNDING AREA

- 2.1 The application site is situated in Bloomsbury within the London Borough of Camden. The location of the site is shown on the site location plan drawing P 06.

3.0 USE

- 3.1 The use of the property is as a private family residence.

4.0 AMOUNT

- 4.1 The existing site area is 74.7 sq m / 804 sq ft, comprising lower ground, ground floor and a small external courtyard / light well.
- 4.2 27.2 sq m / 77.53 sq increase in Gross Internal Floor Area is proposed to the existing property.

5.0 PLANNING CONTEXT & CONSULTATION

- 5.1 The building sits within the Bloomsbury Conservation area, designated 1st March, 1984.
- 5.2 The property was originally owned by the London Borough of Camden until it was sold at auction in 1982 on the understanding that the land was to be redeveloped in its entirety for residential accommodation.
- 5.3 The property was granted planning permission (on appeal) in January 1985 for the construction of a four storey and basement building containing 2 no, 2 bedroom maisonettes and 2 no, 2 bedroom flats over. Ref: PL / 8502221, appeal ref: 37003 (R2)
- 5.4 The site subject consists of the lower ground and ground floor maisonette, numbered as Flat A.
- 5.5 The extension aims to contribute to the existing property without comprising the character of the area or the amenity of the users, and responds to local and national planning policy guidance and the London Plan.

6.0 DESIGN

- 6.1 The proposal is for the construction of an additional, third bedroom. All new materials proposed are to match existing including facing brick, sash and case windows and rainwater goods.

7.0 LANDSCAPING

- 7.1 No changes proposed to existing landscaping.

8.0 REFUSE

- 8.1 Existing refuse arrangements to remain in situ.

9.0 SUNLIGHT, DAYLIGHT AND PRIVACY

- 9.1 The design protects against loss of privacy and overlooking. No neighbouring habitable rooms are overlooked.
- 9.2 The design would not affect any neighbouring amenity.

10.0 ACCESS

- 10.1 The design would not affect any neighbouring amenity.
- 10.2 Existing site access remains unchanged.
- 10.3 Undesignated on-street parking is provided on Northington Street.

11.0 CONCLUSION

- 11.1 The proposed works would not be visible from the public highway.
- 11.2 The proposed improvements are discrete and understated and would cause no loss or privacy or harm the visual amenity of the neighbouring properties.