

Design & Access Statement
18 Harmood Street, NW1 8DJ

01/02/2017

This document accompanies drawings and information relating to proposed works to 18 Harmood Street, London NW1 8DJ.

The application relates to a two storey terraced property located on the East side of Harmood Street. This site is not Listed but is located within the Harmood Street Conservation Area.

This application proposes a mansard roof addition with dormer projections to the front and rear elevations. A new roof light is proposed to the roof.

1.1 INFORMATION SUBMITTED

- Householder Planning with Conservation Area Consent application form
- Planning Statement
- Location Plan (1:1250@A3)
- Existing Plans, Sections & Elevations with Proposed Demolition (1:100@A3)
- Proposed Plans, Sections & Elevations (1:100@A3)

1.2 PROPOSAL

The proposed alterations to 18 Harmood Street are motivated by the need to upgrade the quality and functionality of internal areas whilst preserving and enhancing the existing character of the property.

Primary works include the following:

- Partial demolition of the existing roof to allow new construction to take place.
- Implementation of a mansard roof, set back vastly from the front elevation, with the introduction of 2no. dormer doors to the front, and 1no. window to the rear.
- Installation of 1no. rooflight to new mansard roof, not visible from street level.

For additional alterations and description please refer to proposed plans and accompanying documents.

1.3 SCALE

The scale of the proposal is in keeping with the host property and will not detract from the existing massing or bulk of the property. WE have designed the mansard in such a way that it will not project too high above the existing front parapets to enable the Council to view the addition as a modest yet functional extension in order to reach a positive determination.

1.4 LANDSCAPING

The existing front garden will be remain untouched and kept in good order during the works.

1.5 APPEARANCE

The overall appearance will be sympathetic to the existing property. Materials proposed will also be in keeping with the existing and details to match, wherever possible.

The design seeks to achieve the highest standard of design for the development whilst following considerations such as the existing character, streetscape as a whole, setting, context and general form and scale.

The proposed mansard roof have been carefully designed so as to sit virtually undetectable from street level, negating any perceived harm to the streetscape. By setting it as far back from the front elevation as possible, it will not detract from the character of the Conservation Area.

As planning records will show, there have been numerous alterations to the terrace over the years and by mitigating the impact of our proposal, the existing mansard at No.22 will remain the most prominent aspect of the terraced streetscape, with Nos.2-12 banking it at high level at the other side.

Whilst historic, the existing mansard at No.22 has broken the uniformity of the terrace and as such, we are confident the proposal put forward for No.18 would be modest in bulk, would not contribute to the already altered facade yet would enable the family home to be extended to provide desperately needed space internally.

We do not seek permission on the grounds of precedent rather, we aim to work within the parameters set out with the policy documents to allow modest development, whilst ensuring preservation of the character of the street.

The proposal strives to ensure it respects the proportions and character of the parent building. It is considered that the proposal would meet these requirements would therefore accord with current policy.

It is worth noting that No.18 Harmood, in it's mid-terrace positioning, benefits from screening from public views (not visible from Clarence Way) and as the proposed mansard would not be visible from Harmood St, it is argued that it would not affect the character by way of being seen from the main street.

The artist's impression sketches overleaf (Fig.01 & 02) show how, when viewed from Harmood Street, the mansard roof is not visible.

The modest addition at 2nd floor would be so far set back from the main, front elevation that it would not detract from the positive contribution of the principle facade. Together with the client, we have been careful to ensure that any impact on the surrounding neighbours is kept to a minimum and that Camden's heritage of building stock is conserved.

The set-back nature ensures that the proposal would not be dominant to an extent that it would result in harmful impact on both the host property and the wider character and appearance of the Harmood Street Conservation Area.

In addition, there have been clear alterations along the rear facade of the terrace that would allow variation and modest proposals to be considered, without it being considered harmful.

The butterfly roofline is broken in terms of pattern and there is no desire to implement a large, dominating mansard, visible from Harmood Street, we do consider our proposal to sit

comfortably in its surrounding without affecting the character yet enabling additional space within a family home.

All proposed materials and style of construction would be in keeping with the existing and details to match existing wherever possible (timber sash windows for example).

The proposed rear elevation at 2nd floor level., whilst not visible from any public road, would sit comfortably within it's existing context by way of its size, mass and character. The wider street context from the rear offers variation due to historic changes and we consider our proposal to integrate itself as part of these alterations again, without causing harm to the character as a whole.

Given the location of the extension and position of the surrounding properties, the proposal is not considered to harm amenity of neighbouring properties in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy.

1.6 ACCESS

Access to and from the property will remain unchanged.

2.0 CONCLUSION

In conclusion, the proposed modest addition at roof level would not detract from the Conservation area and therefore would not harm the character or appearance of the street in which it sits.

With careful design and choice of materials, the proposal would comply with current policy for the area and preserve the heritage of the streetscape.

Yours Sincerely

TR Studio



ARTIST'S IMPRESSION OF PROPOSED STREETScape
SHOWING THAT THE MANSARD AT No.18 WOULD NOT
BE VISIBLE FROM THE OPPOSITE SIDE OF THE STREET
(MANSARD SHOWN IN SKETCH IS THAT OF NO.22)

Fig.01



Fig 02