



## PLANNING APPLICATION

### Design & Access Statement

APRIL 2017

### Extension to Top Floor Apartment

### Annroy Building

Flat 12 :110-114 Grafton Road, London, NW5 4BA

#### ARCHITECTS:

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The proposal consists of a single storey rooftop extension which provides additional space to the existing rooftop apartment.

#### DESIGN

The extension will be in keeping with the existing building, natural light and ventilation will be provided to the new spaces by substantial areas of glazing and operable windows. Trevor Horne Architects, designers of the original building, will be the architects for the design of the new proposal and the building works will be carried out under a traditional JCT contract, thus retaining control of quality.

The massing of the proposed rooftop extension is in keeping with the overall height of a number of the immediately surrounding buildings and is appropriate when considering the proposed development on the adjacent site at 3 - 6 Spring place.

#### ACCESS

Disabled access to the entrance storey of the apartment is retained with use of the existing lift.

#### PLANNING HISTORY

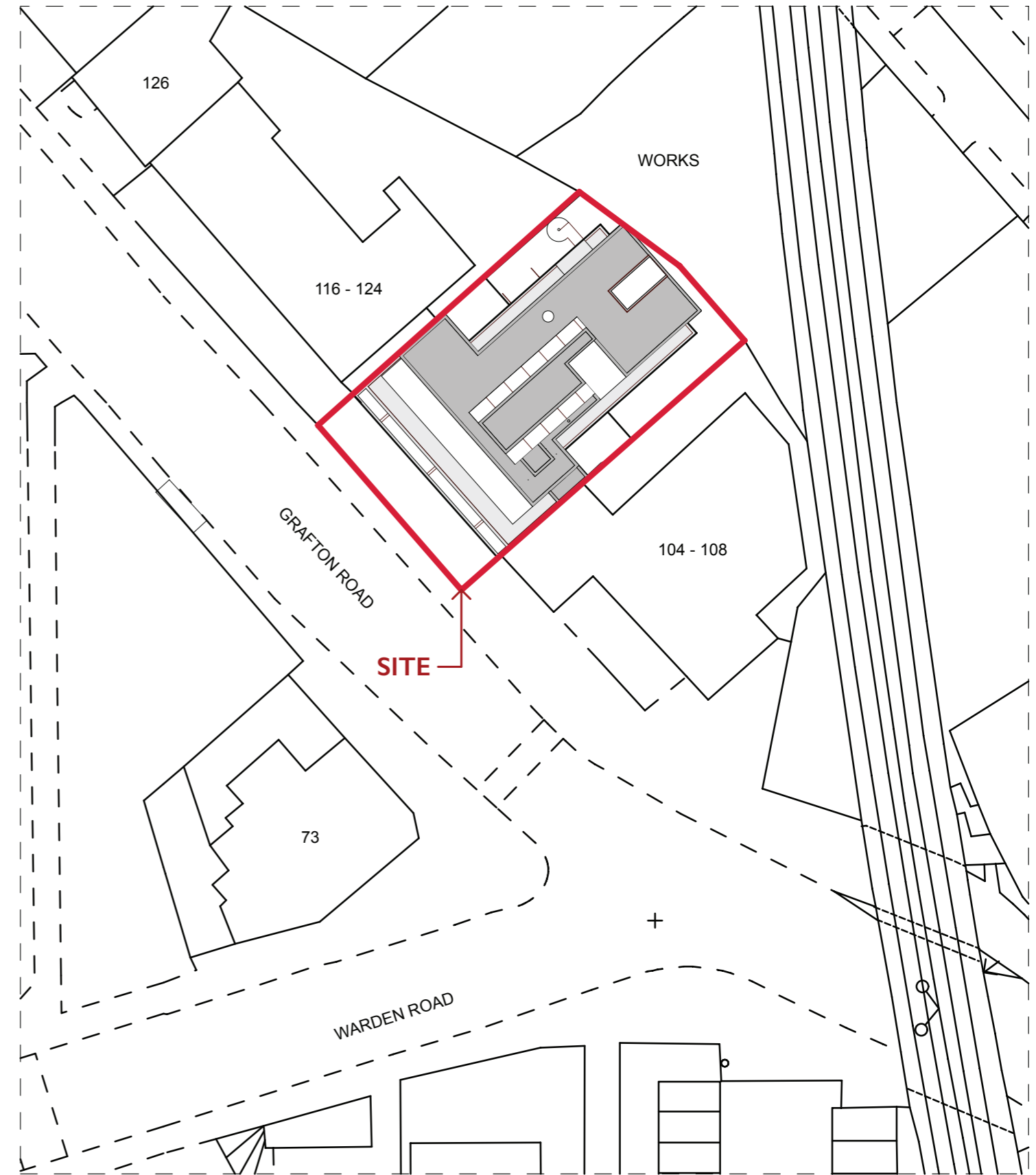
Full planning consent was granted for the existing building in 2009 under the planning reference number 2009/2472/P. Subsequently, a planning application was submitted on 12.08.16 under the application reference number 2016/4519/P for 2 no. side extensions to the existing first floor office. Full planning permission was granted on 13.10.2016.

On 21/11/2016 a pre-planning application for the rooftop extension was submitted to Camden Council under reference 2016/6374/PRE. The response, received on 26/01/2017, was positive towards the proposals and concluded as follows;

*In principle the addition of a roof extension to the building may be considered acceptable providing the design was of the highest possible quality and the materials were to match the existing top floor of the building.*

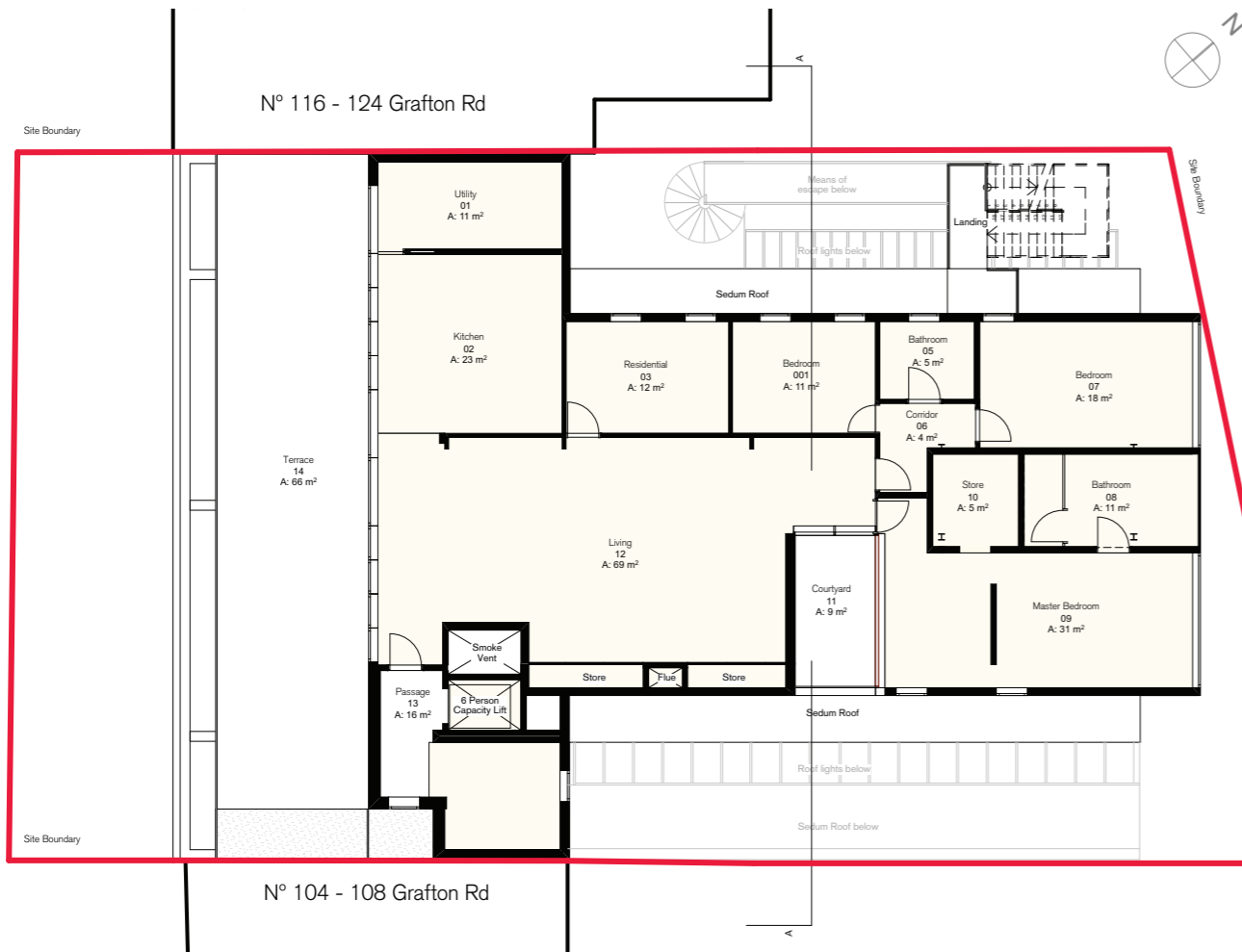
#### SUSTAINABILITY

The existing roof houses a number of photo-voltaic arrays, these will be refurbished as necessary and reinstalled onto the new roof.

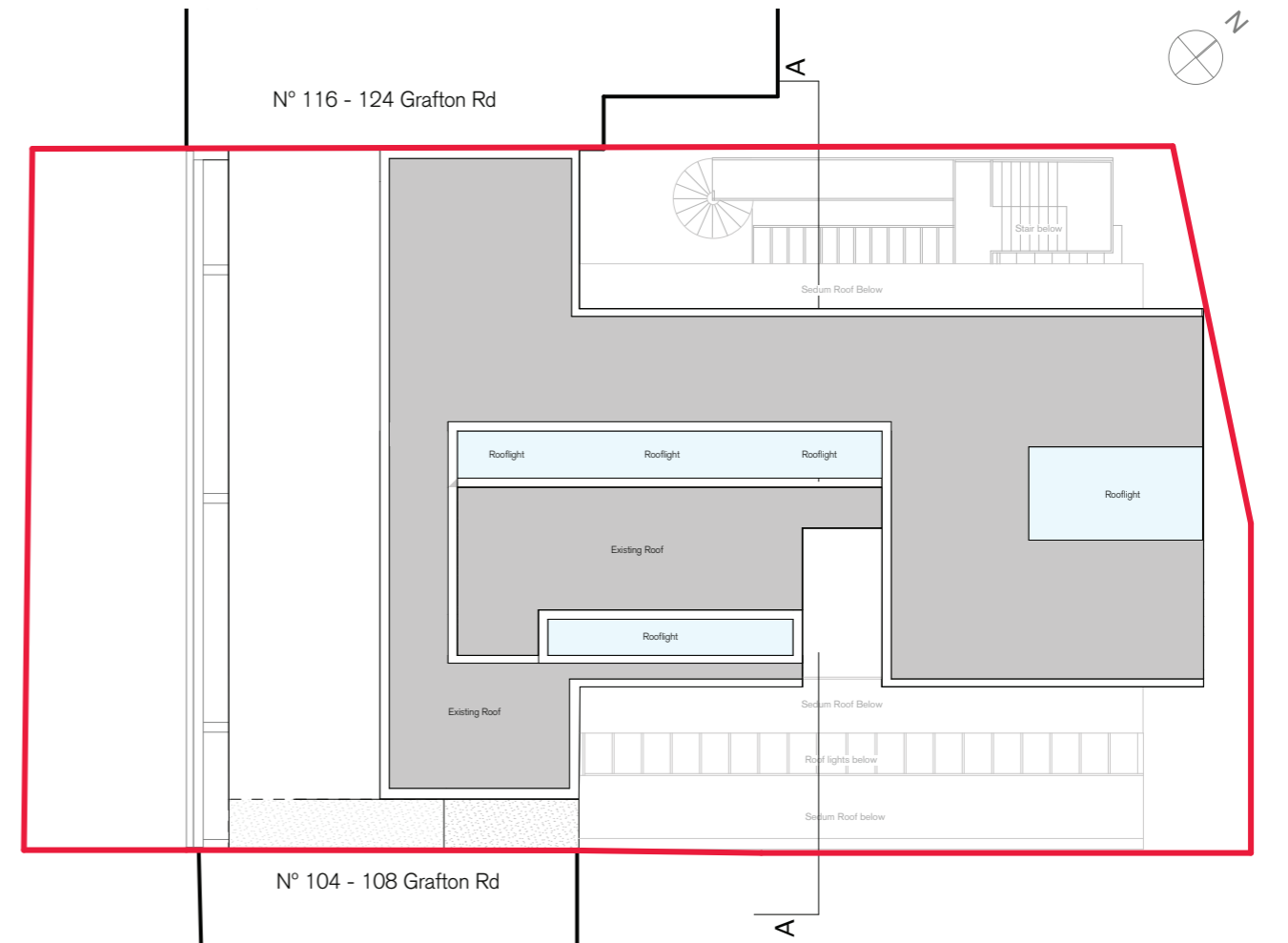


SITE PLAN



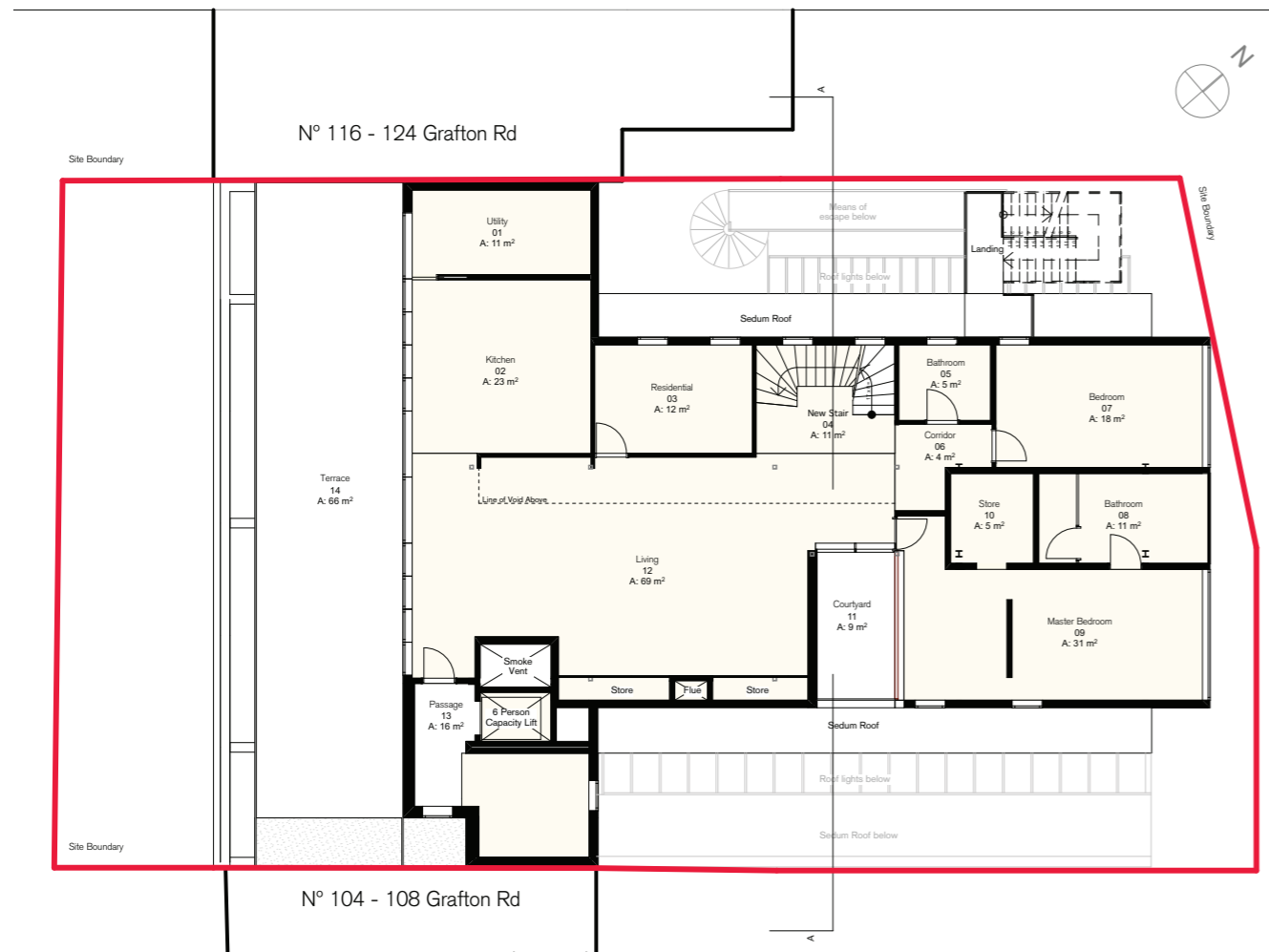


Fourth Floor - Existing

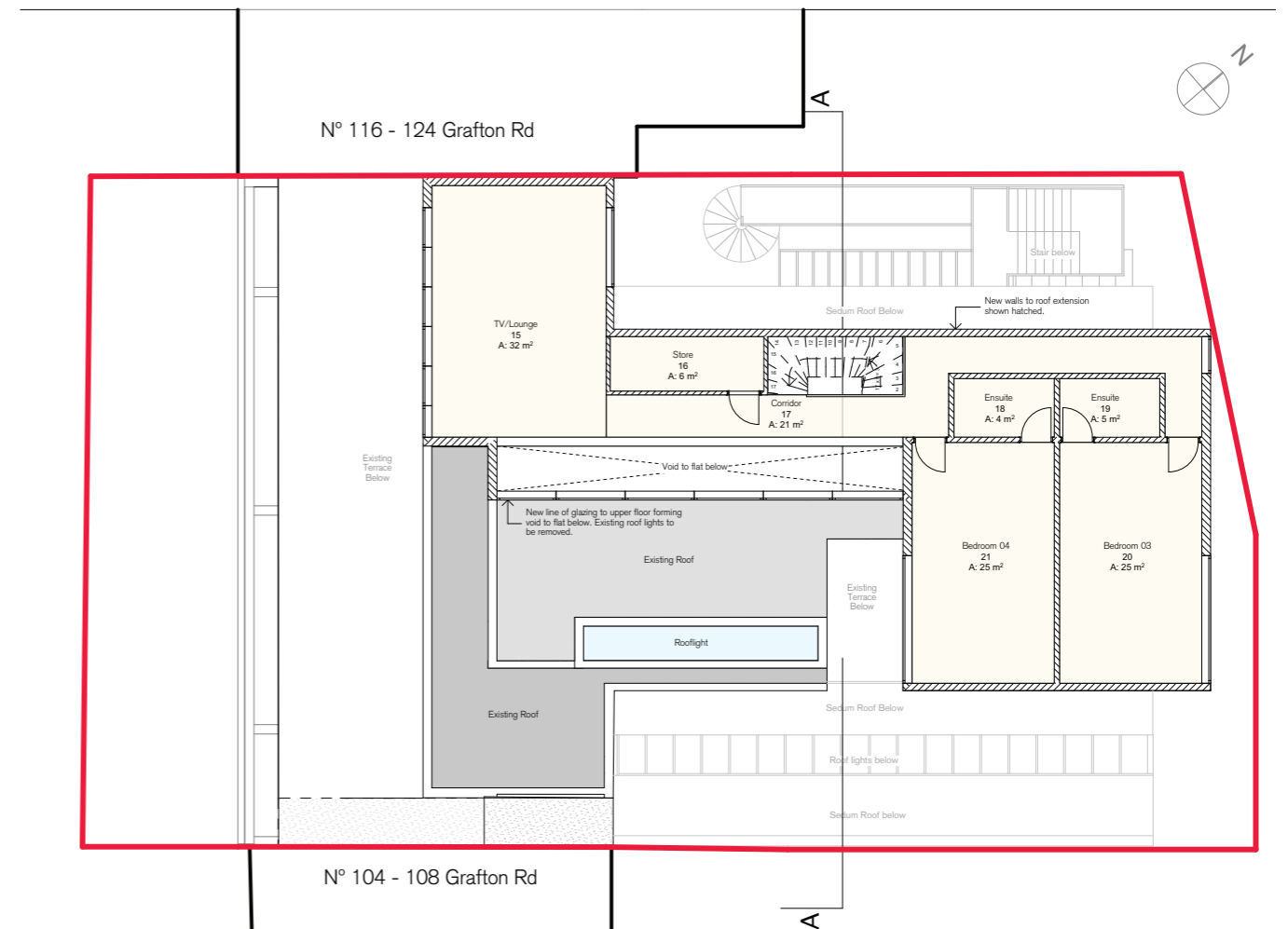


Roof Plan - Existing





Fourth Floor - Proposed



Fifth Floor - Proposed

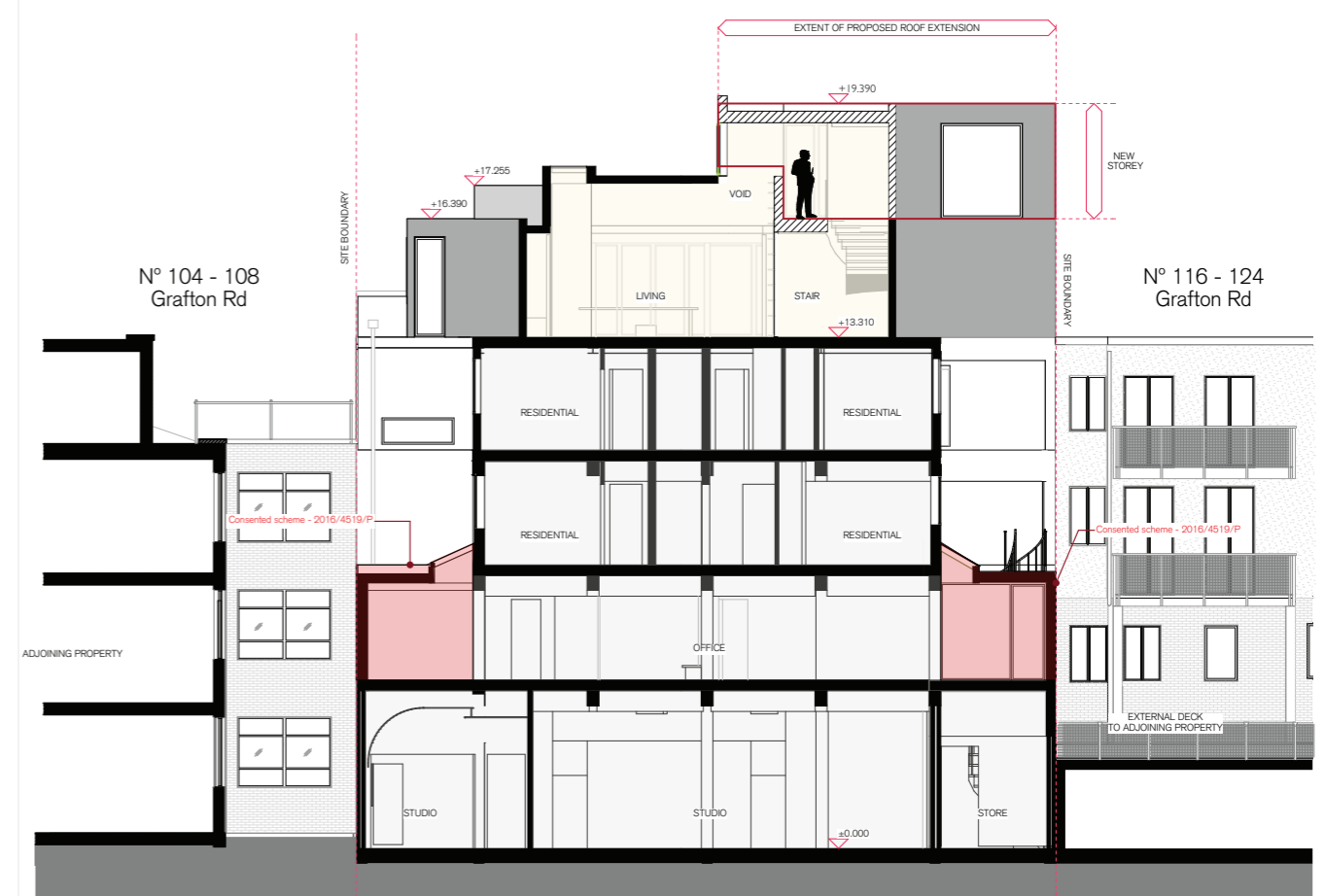
SUMMARY OF AREAS

	Existing	Proposed
4th Floor Apartment	200 m <sup>2</sup>	200 m <sup>2</sup>
5th Floor Extension	0 m <sup>2</sup>	119 m <sup>2</sup>
<b>Total Additional Floor Area</b>		<b>119 m<sup>2</sup></b>

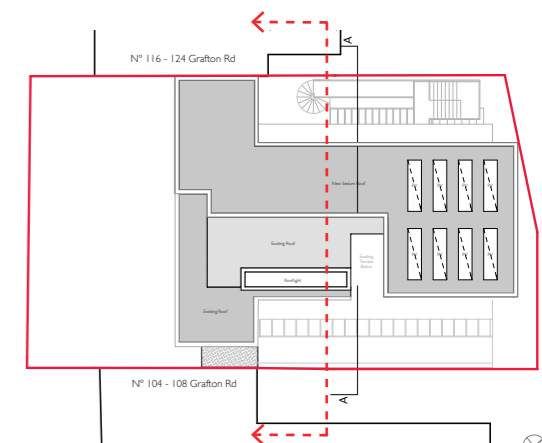




Section A-A - Existing



Section A-A - Proposed

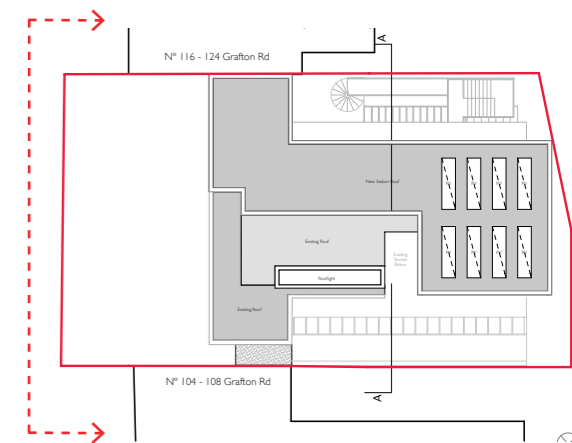


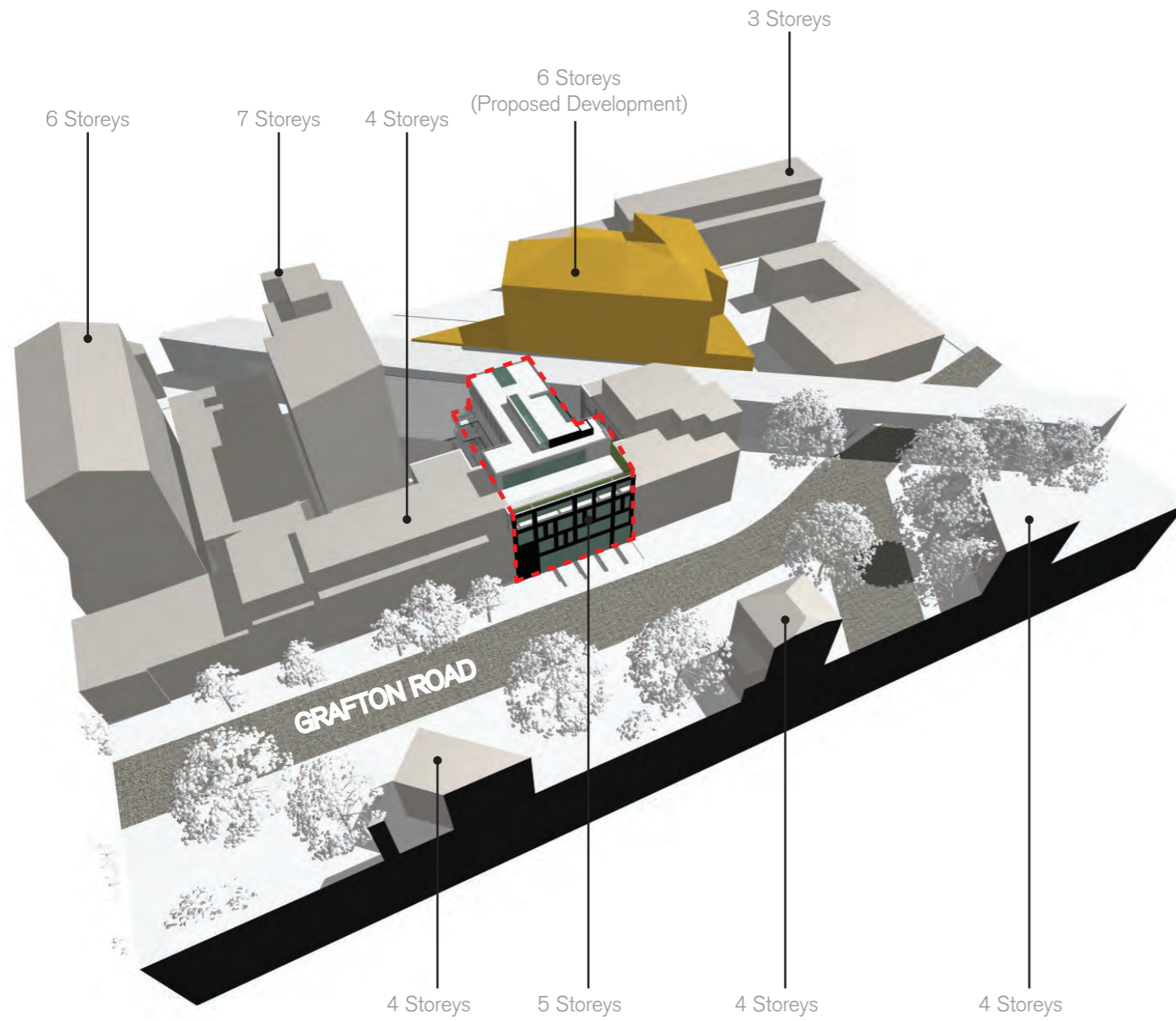


Street Elevation - Existing

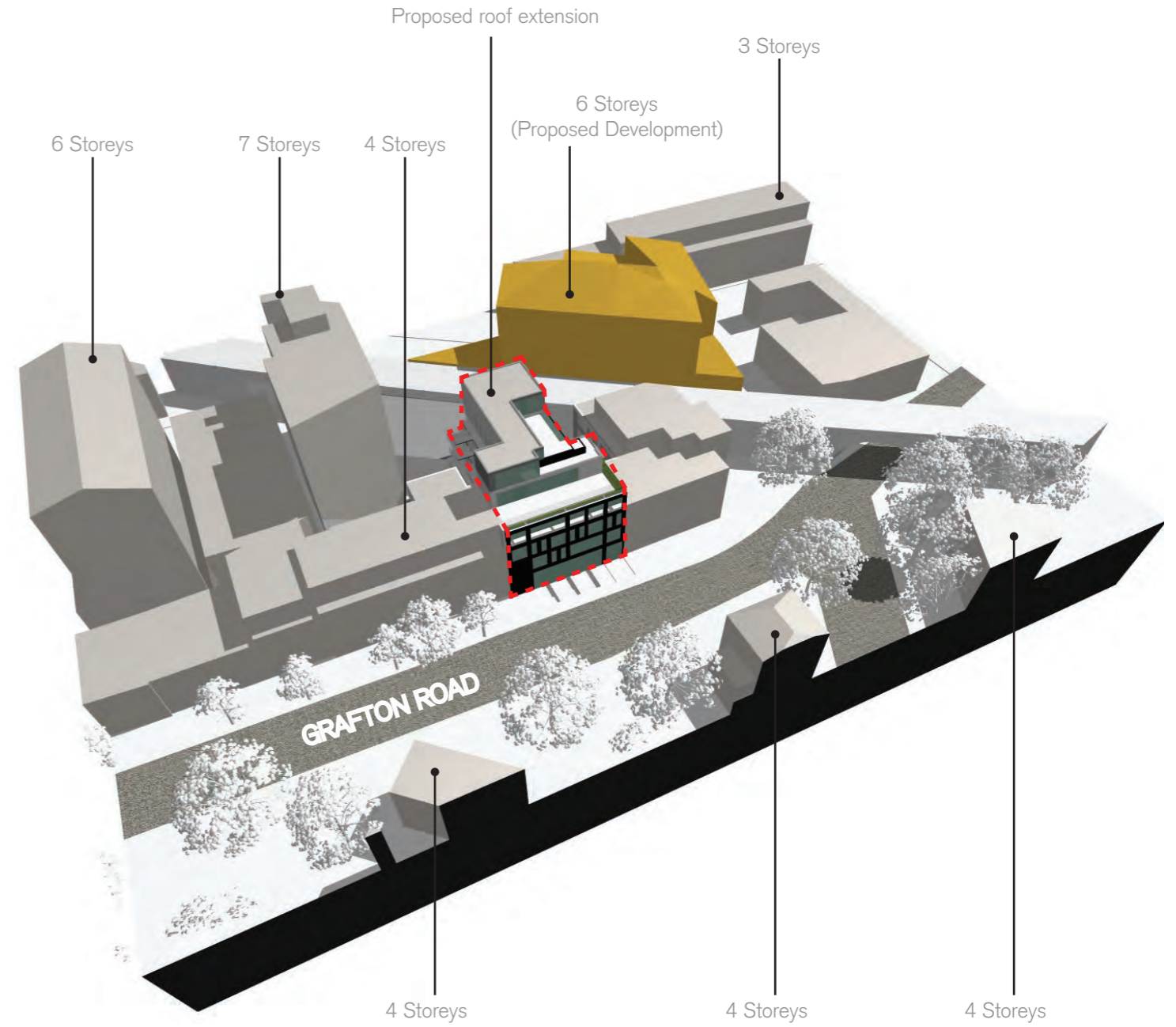


Street Elevation - Proposed



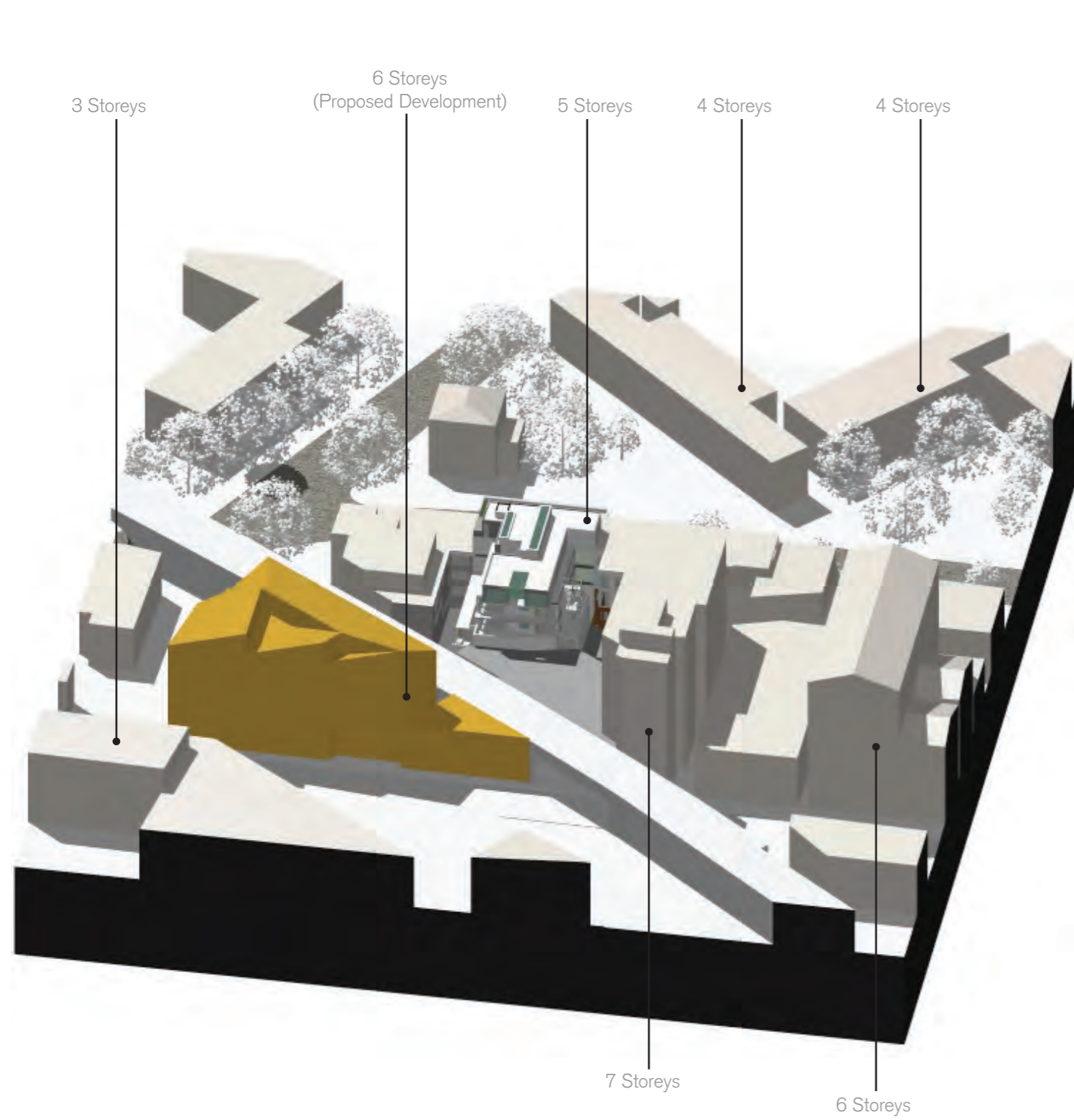


EXISTING MASSING - POSITION IN WIDER CONTEXT (FROM GRAFTON ROAD)

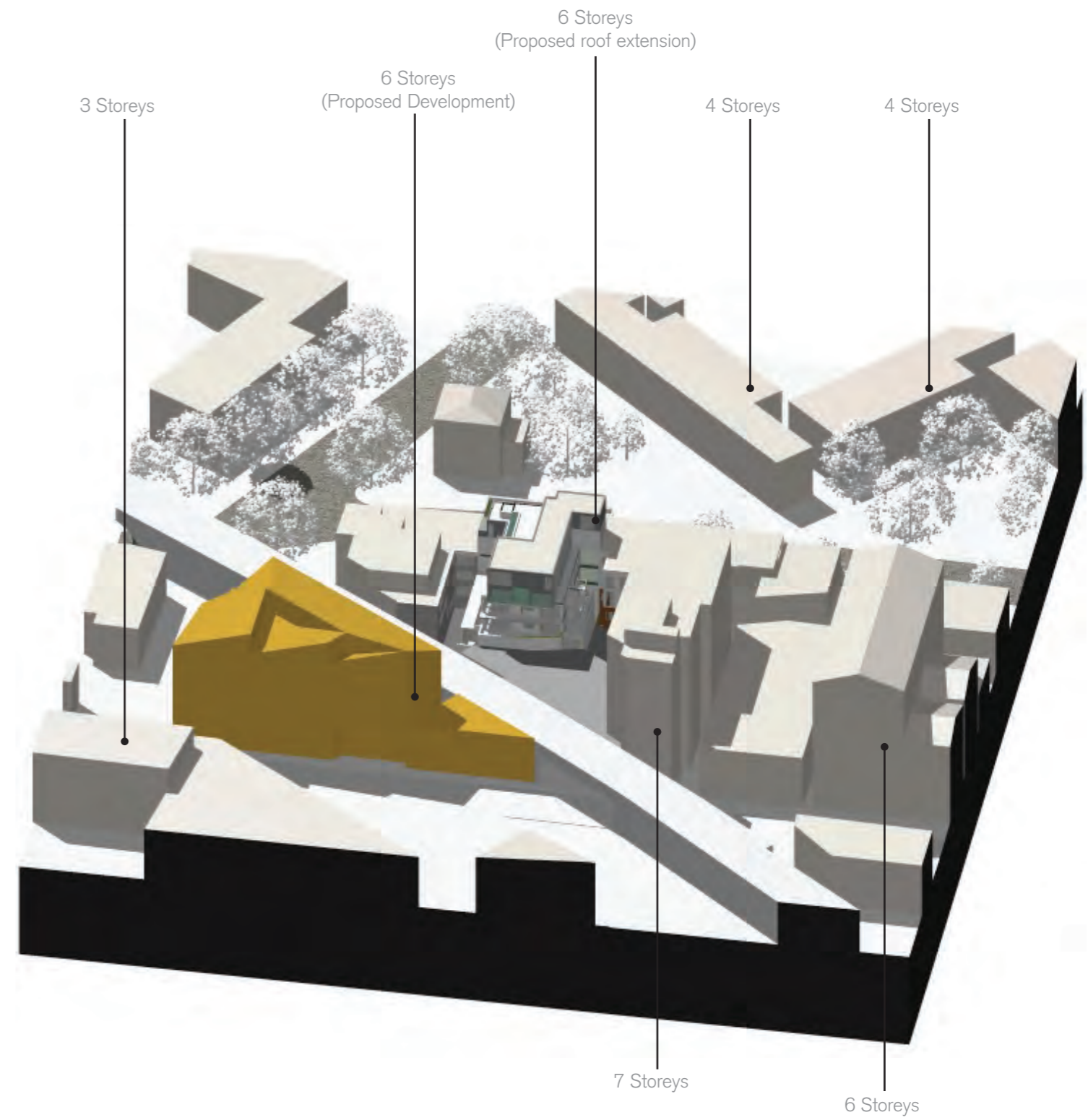


PROPOSED MASSING - POSITION IN WIDER CONTEXT (FROM GRAFTON ROAD)



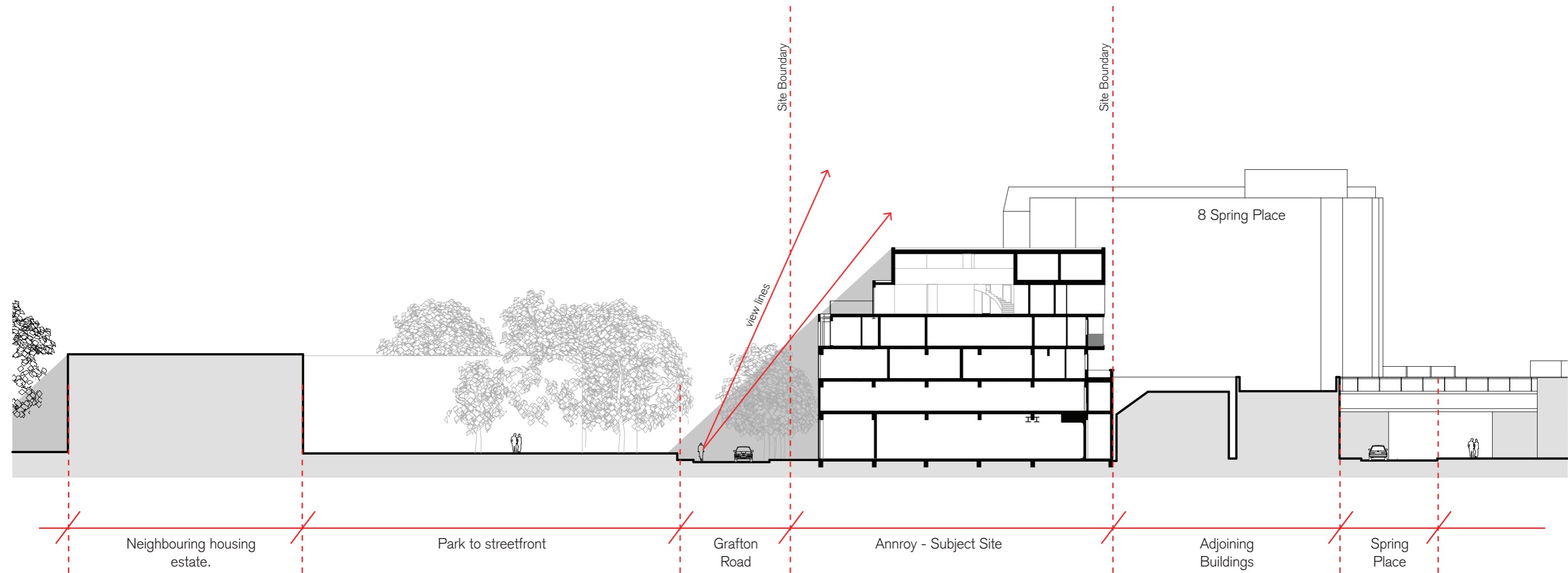


EXISTING MASSING - POSITION IN WIDER CONTEXT (FROM SPRING PLACE)



PROPOSED MASSING - POSITION IN WIDER CONTEXT (FROM SPRING PLACE)

Site section showing the massing of proposed roof extension within its immediate surrounding context. The proposed building height is in keeping with the surrounding built form with the parapet height being lower than the existing buildings and importantly lower than the surrounding context with the proposed development on Spring Place.

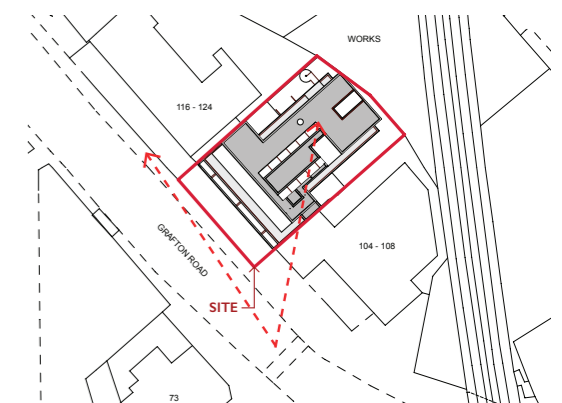




View from Grafton Road 01 - Existing



View from Grafton Road 01 - Proposed

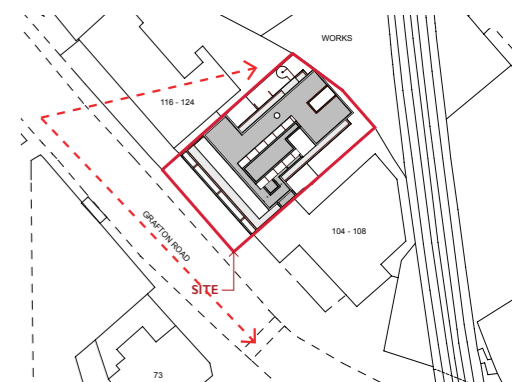




View from Grafton Road 02 - Existing



View from Grafton Road 02 - Proposed





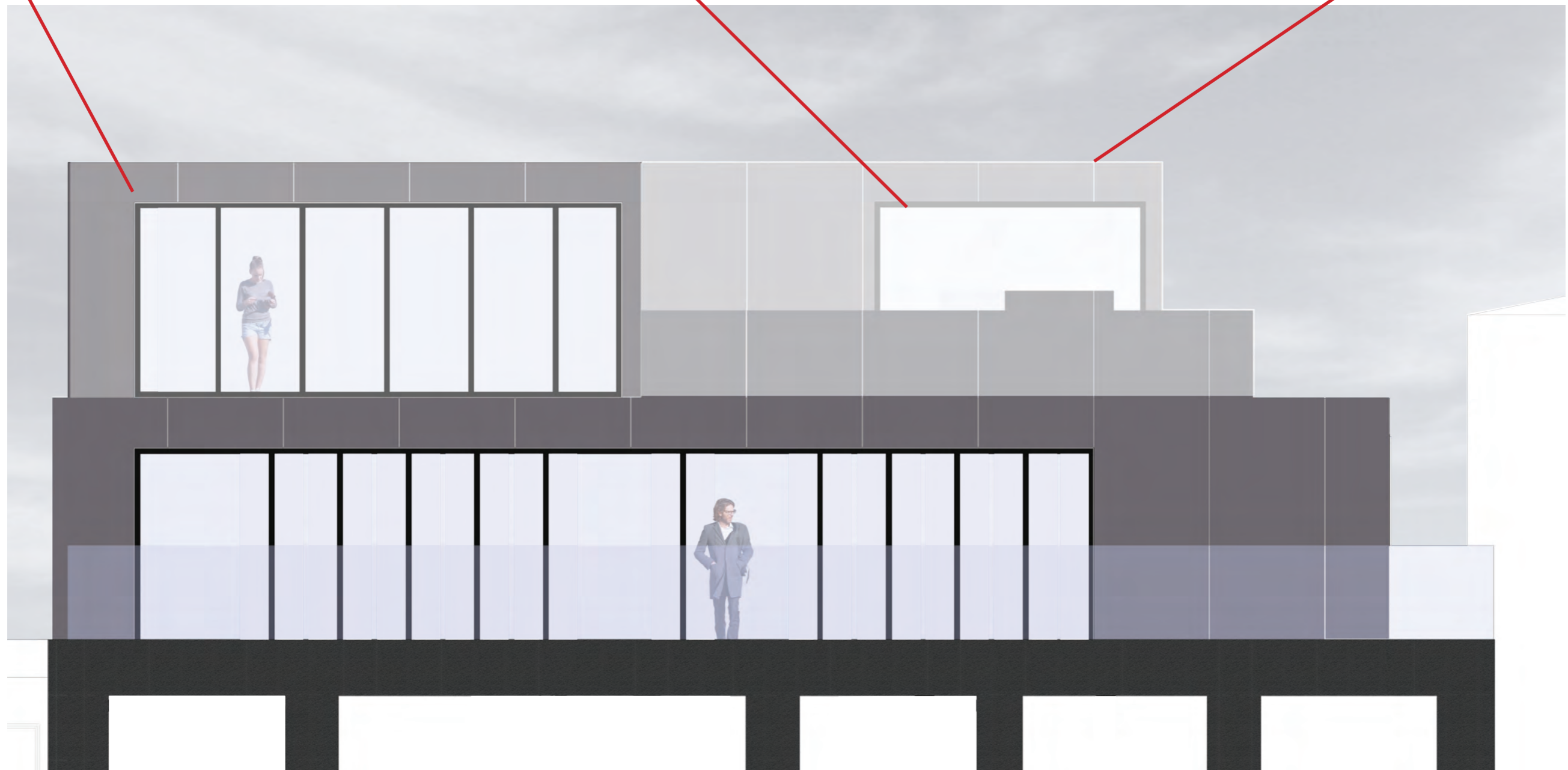
Grey fibre cement rainscreen cladding panels to match existing on 4th floor.

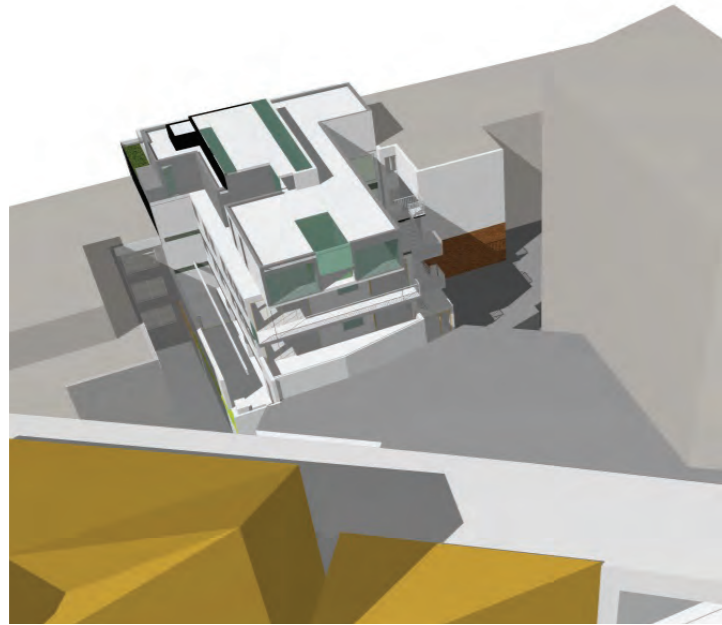


Flush glazed, powder coated aluminium windows with slim sight lines to match existing

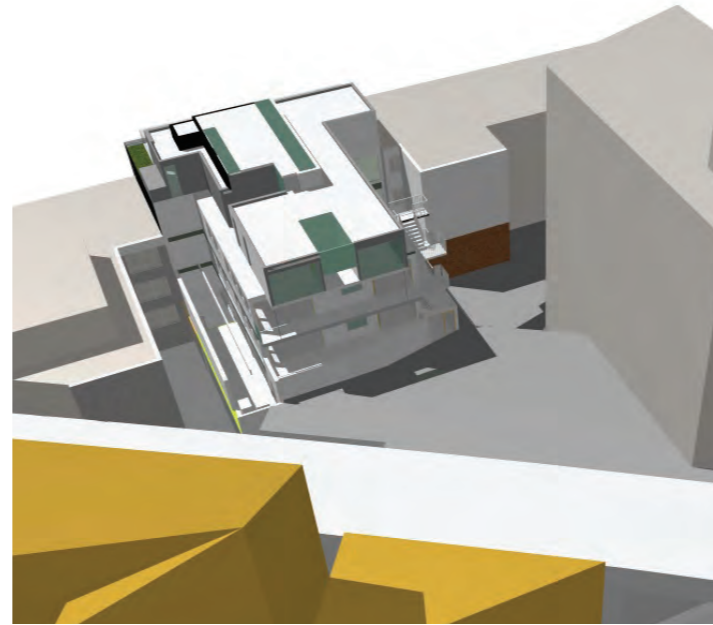


Sedum blankets planted on new roof, with aluminium rainwater goods to match existing. All visible rainwater goods kept off of street elevations, as per existing.

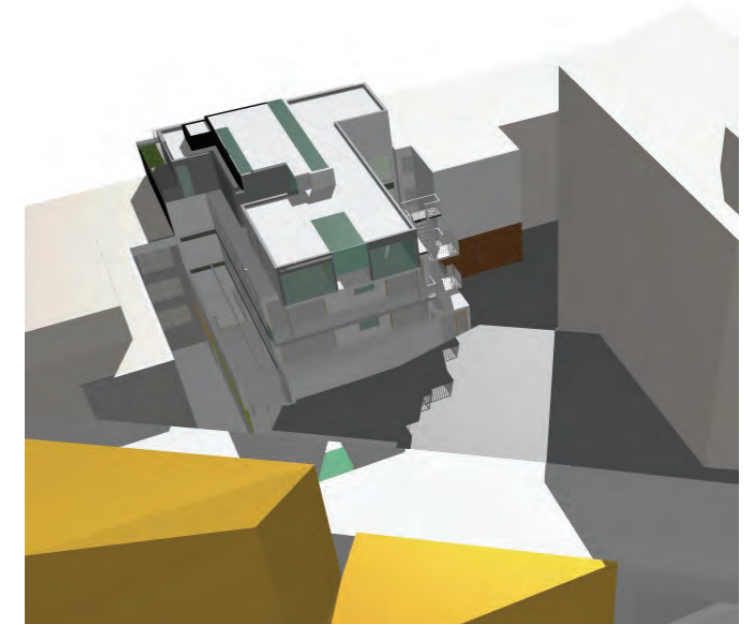




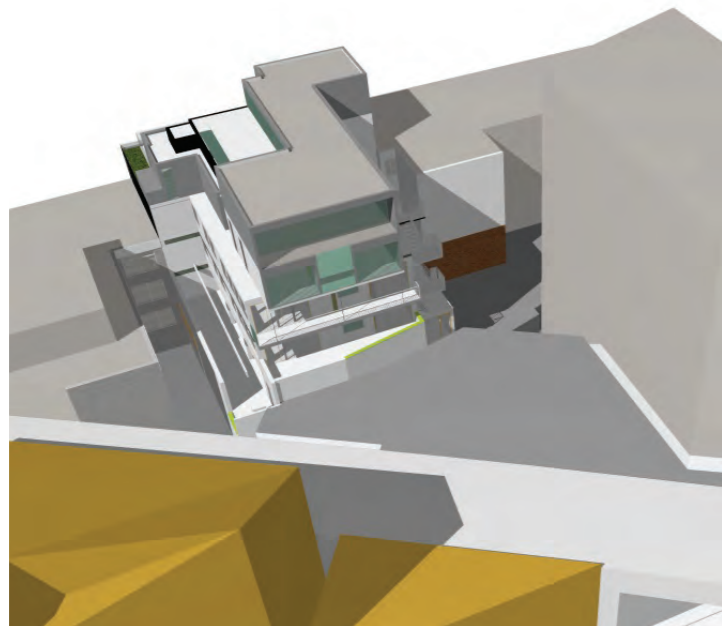
EXISTING MASSING - 9am JULY



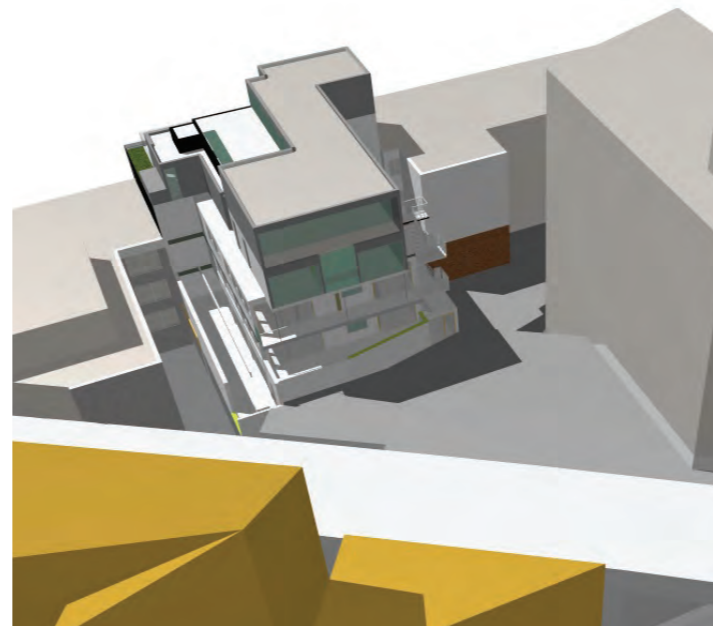
EXISTING MASSING - 12pm JULY



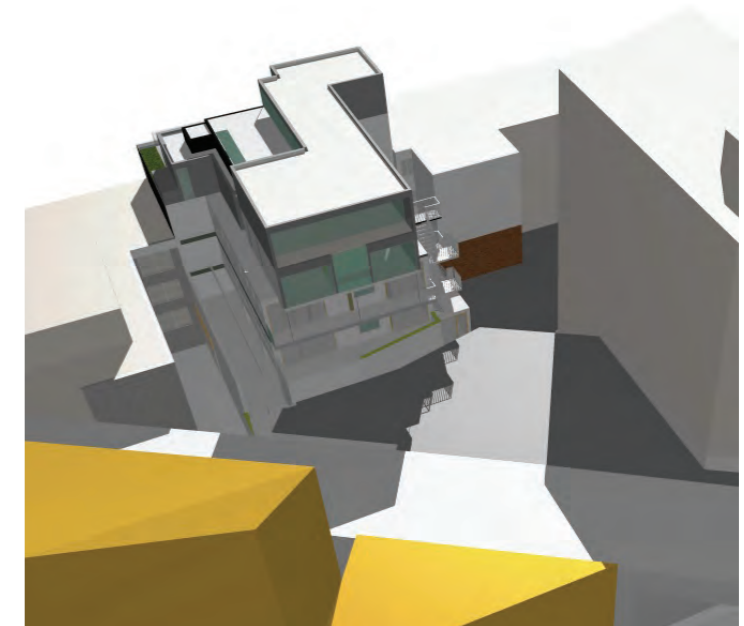
EXISTING MASSING - 4pm JULY



PROPOSED MASSING - 9am JULY

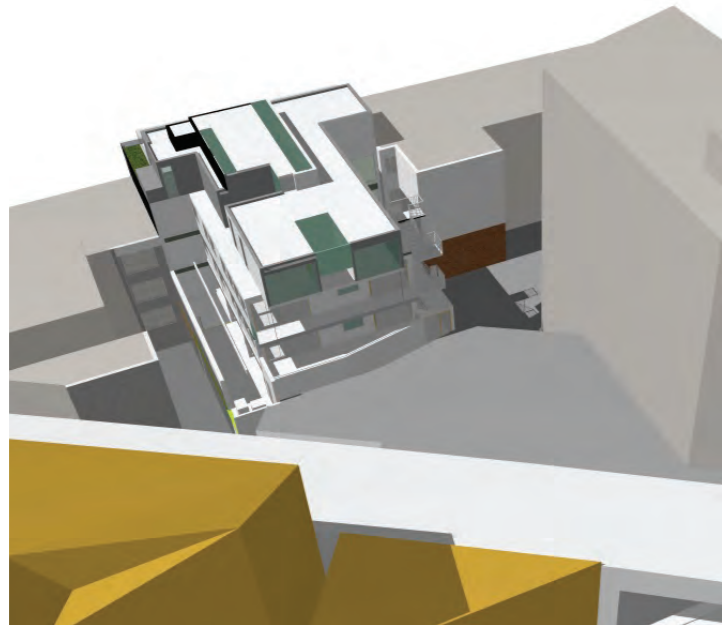


PROPOSED MASSING - 12pm JULY

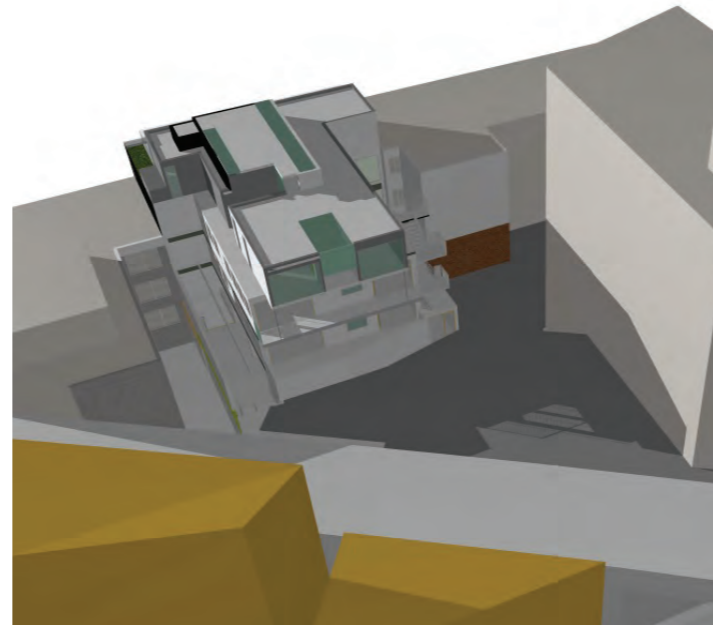


PROPOSED MASSING - 4pm JULY

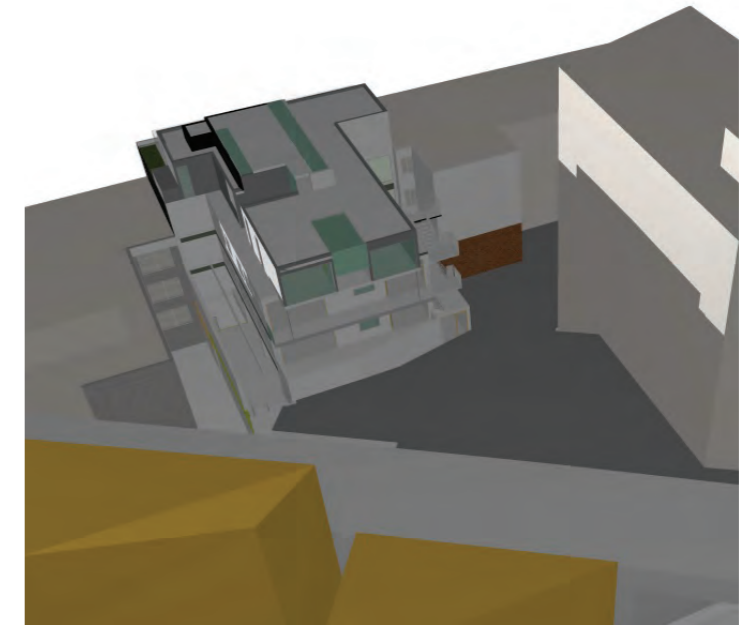
During July the proposed massing casts a small amount of additional shadow on 1 no. window to the rear of the neighbouring building on the northern side. The additional shadowing occurs only for a limited amount of time in the morning.



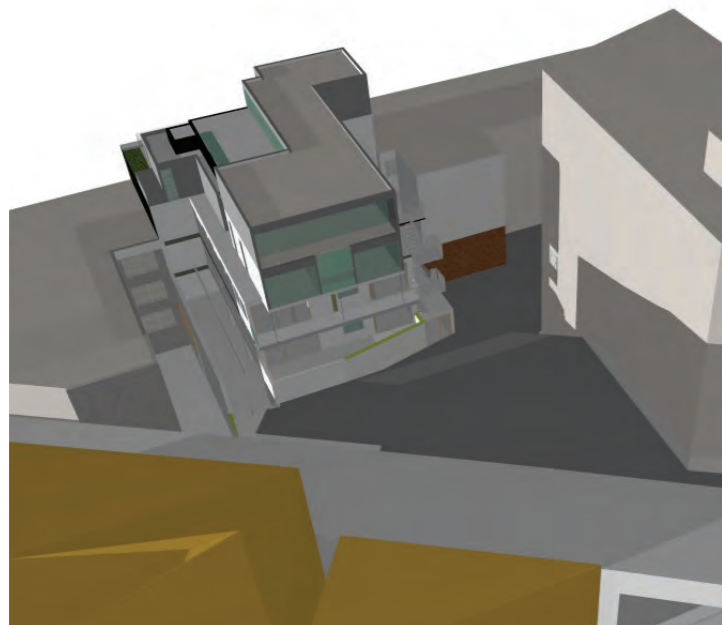
EXISTING MASSING - 9am DECEMBER



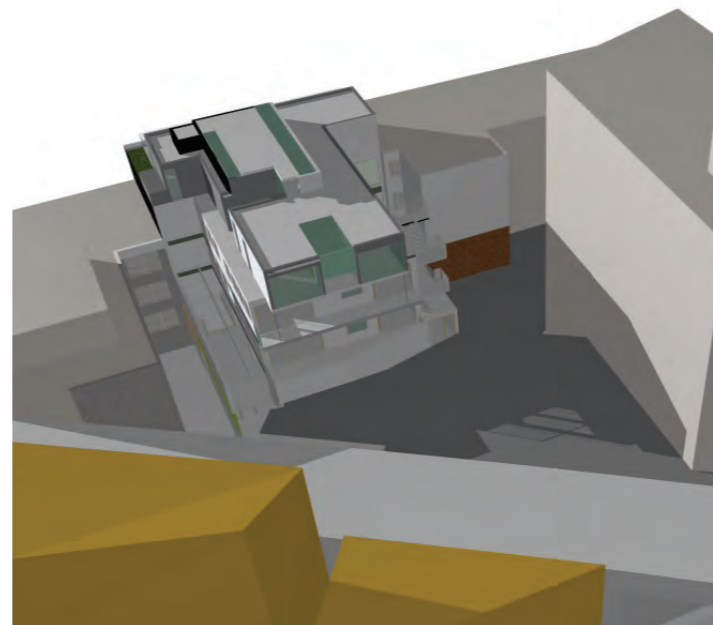
EXISTING MASSING - 12pm DECEMBER



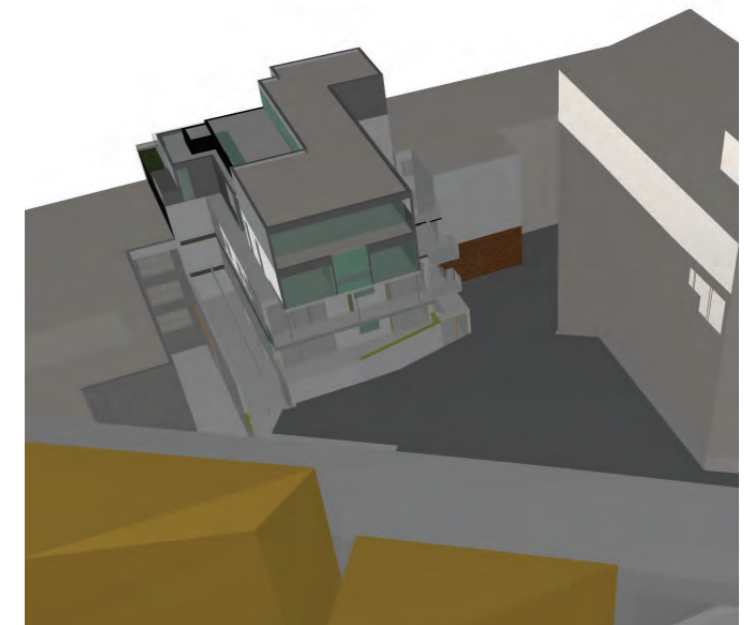
EXISTING MASSING - 4pm DECEMBER



PROPOSED MASSING - 9am DECEMBER

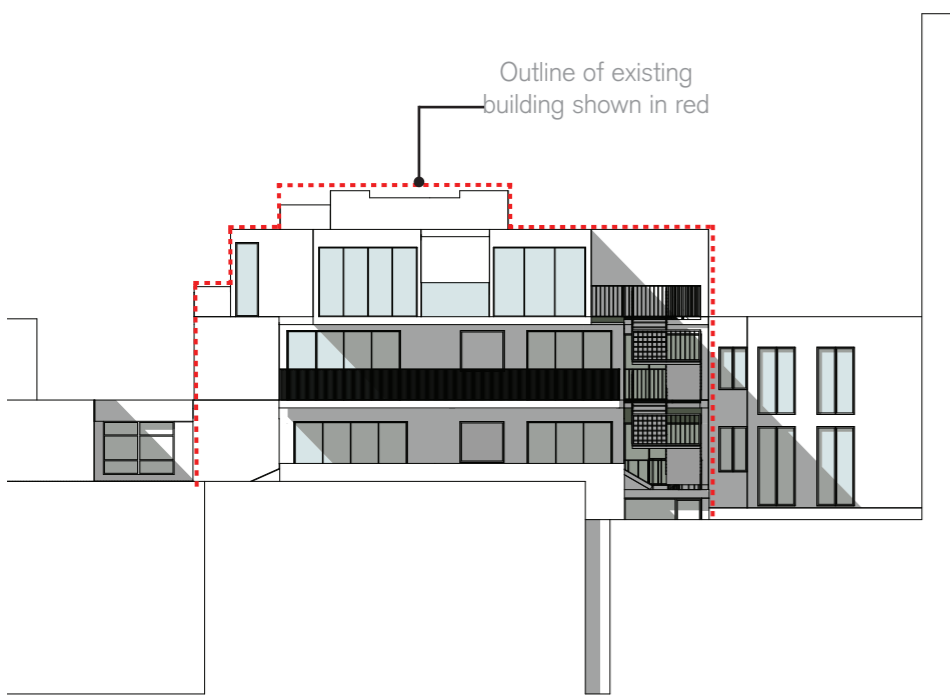


PROPOSED MASSING - 12pm DECEMBER

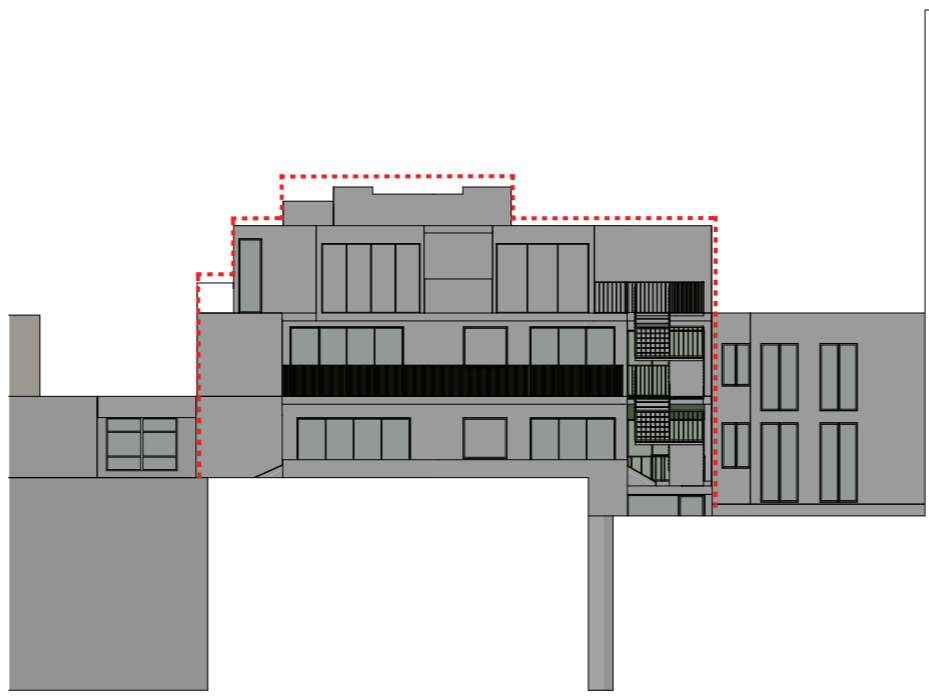


PROPOSED MASSING - 4pm DECEMBER

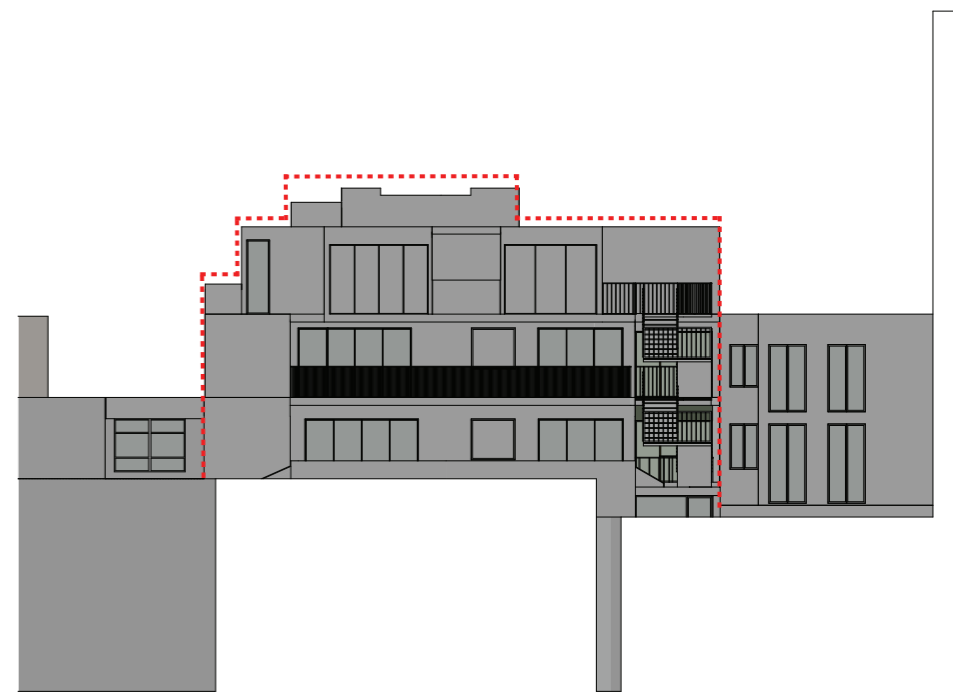
During December the proposed massing casts no additional shadows on the neighbouring properties than the current built form.



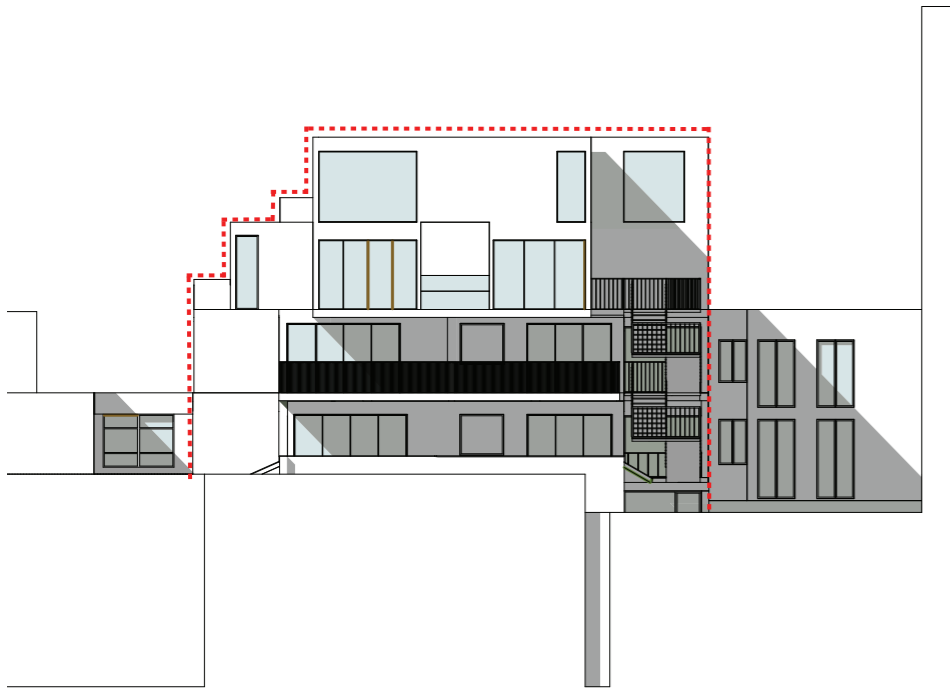
EXISTING MASSING - 9am JULY



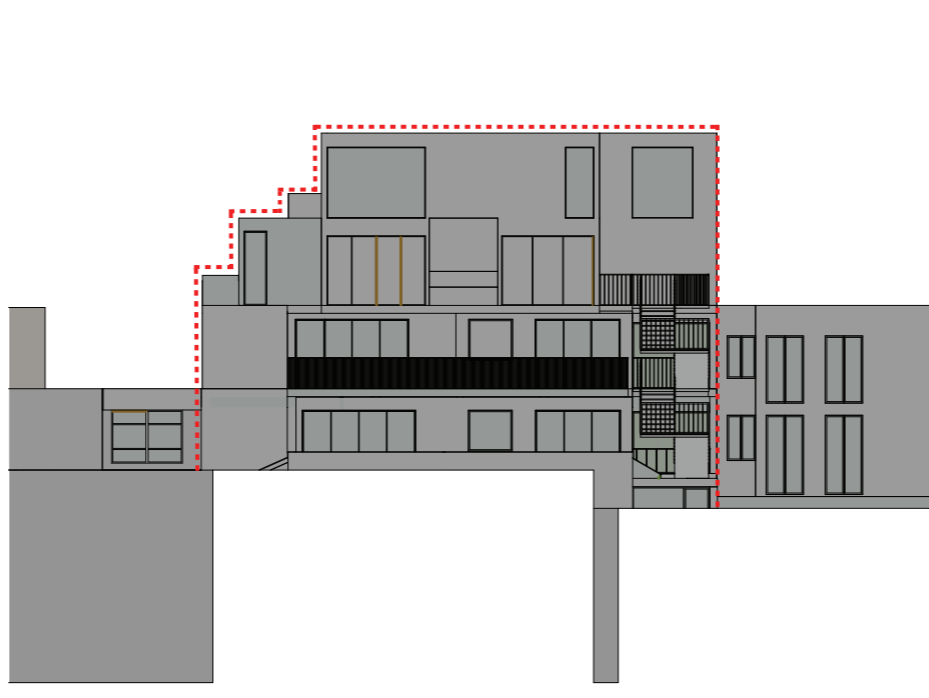
EXISTING MASSING - 12pm JULY



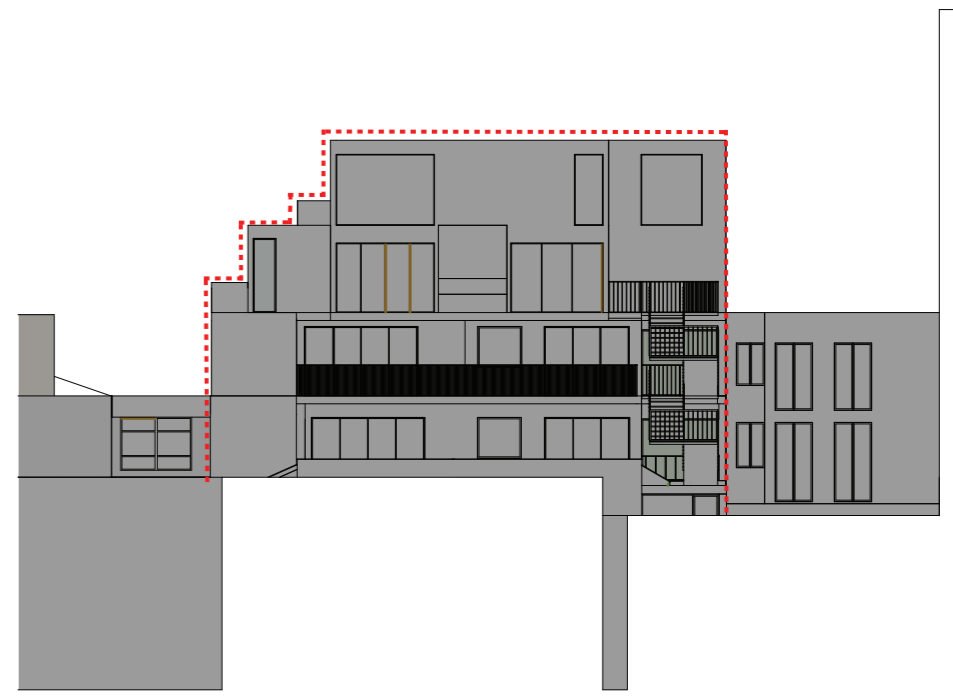
EXISTING MASSING - 4pm JULY



PROPOSED MASSING - 9am JULY



PROPOSED MASSING - 12pm JULY



PROPOSED MASSING - 4pm JULY

Note - Rear elevation study not carried out for December as difference between existing and proposed shadowing is negligible as illustrated in diagrams on page above.





Existing Massing - July : 9am



Existing Massing - July : 11am



Existing Massing - July : 3pm



Proposed Massing - July : 9am



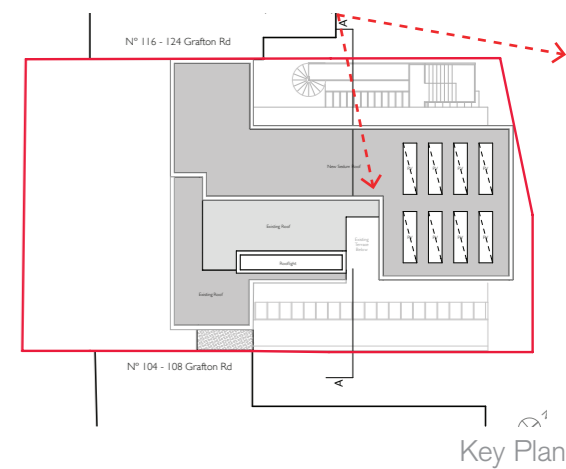
Proposed Massing - July : 11am



Proposed Massing - July : 3pm

The massing of the proposed roof extension casts a small amount of additional shadow on 1no. window to the rear of the neighbouring building on the northern site boundary. However this occurs for only a very limited amount of time during the morning and the windows affected belong to bedrooms, meaning that the amount of daylight to living spaces is not adversely affected.

Further analysis is provided in the Daylight & Sunlight Assessment in Appendix A



Key Plan

On the following pages is the Daylight and Sunlight Assessment prepared by David Bowden, a Chartered Building Surveyor from Urban Building Surveyors.

**URBAN BUILDING SURVEYORS**  
CHARTERED BUILDING SURVEYORS

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25 April 2017

Dear Aaron

**Annroy 110-114 Grafton Road NW5**

Dear Aaron

As requested I have considered your proposals at the above from the perspective of both daylight and sunlight for planning and also briefly rights to light.

The intention is to add a roof extension which abuts the extent of the building envelope to the west end of the north side and the east end of the south. Whilst the north side abuts the main part of the adjoining building above roof level, the south is set back somewhat from the boundary.

Camden Planning Guidance 6: Amenity gives guidance in chapter 6 on daylight and sunlight. The principle is that the quality of life be protected and the guidance refers to the BRE guidance "Site layout planning for daylight and sunlight: A guide to good practice", of which the second edition (2011) is current.

So far as daylight is concerned, the aim (6.6) is "to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers and ensure sufficient daylight to occupiers of new dwellings taking in account overall planning and site considerations".

So far as sunlight is concerned, the aim (6.16) is "to maximise the amount of sunlight into rooms without overheating the space and to minimise overshadowing". Of this only the overshadowing can apply to nearby buildings.

Rights to light are mentioned at 6.19 and although not a planning consideration are considered briefly at the end of this report.

I made a site inspection on 4 April and took several photographs of the surrounding buildings.

I have considered your Pre-Application drawings in the document dated November 2016, and your Design and Access Statement of the same date.

I have also considered various Planning Guidance documents from the Camden web-site as well as the BRE guidance "Site layout planning for daylight and sunlight: A guide to good practice", second edition, 2011.

Continuation: page 2

URBAN BUILDING SURVEYORS

I have considered the effect of the proposals on the adjoining properties at 104-108 and 116-124 Grafton Road, principally using the No Sky Line test contained in the BRE guidance as mentioned at 6.15 of CPG6.

I shall consider the effect of the proposals, firstly as regards daylight.

The raising at roof level by one storey of 3m additional height occurs to the west end of the north boundary but only against the existing flank wall of 116-118 and above its roof. There are no windows in 116-124 for this to affect. Further east, the raising will be just visible above the existing parapet.

The raising at roof level occurs to the east end of the south elevation, although here it is set back from the boundary, as are the windows in the building at 104-108.

It is the only part of the scheme likely to be visible from the windows in the lower floors, and presents a horizontal angle of 60° and a vertical angle of 7°. In other words, it will be visible and so cast a slight extension to the shadow within the ground floor room by perhaps 300mm, although as direct skylight will continue to penetrate from either side of it, there is unlikely to be any reduction in daylighting at all, simply a slightly smaller area of visible sky.

To the west the raising is set back further and not visible as it remains behind the existing parapets.

The BRE guidance suggests at 2.2.21 that a reduction of skylight to less than 80% of the previously existing may adversely affect the existing building.

So far as any effect on sunlight is concerned, the BRE guidance again considers that a reduction of more than 80% should be avoided.

The building at 104-108 lies to the south of the proposal and so will not have its sunlight affected at all.

The building at 116-24 lies to the north, and whilst my initial analysis shows no reduction in daylighting, the additional floor is likely to lead to some increase in overshadowing. The architect's shadow studies contained in his Design and Access Statement show that the increase in overshadowing will only affect one window and then for a limited time in July, and none at all in December.

Again, therefore, the BRE guidance is satisfied.

Finally I have briefly considered rights to light. This does not concern itself with the extent of any reduction but the extent of what remains. Whilst I have not seen inside any of the rooms to the surrounding buildings my preliminary view is that there will be no effect at all on any rights to light.

In conclusion, the proposed extensions have clearly been designed to avoid or at least minimise any effect on surrounding buildings and in my opinion have more than achieved this aim.

Only one window to the buildings to the north receiving any reduction in overshadowing, and then for only part of the year, and a slight, but insignificant as regards the BRE guidance, reduction to the daylight reaching the windows to the building to the south.

The BRE guidance and hence the Camden Planning Guidance are therefore more than satisfied.

Continuation: page 3

URBAN BUILDING SURVEYORS

I trust this report adequately addresses your concerns, but if you have any queries or further questions, do please let me know.

Kind regards

Yours sincerely



D A Bowden