



ZULUFISH



19 Edis Street
Primrose Hill
NW1 8LE

Design &
Access
Statement

ZULUFISH RESIDENTIAL
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PURPOSE OF THIS DOCUMENT

This document has been written to support the Planning Application for proposed works to 19 Edis Street, Primrose Hill, NW1 8LE.

This document includes the Design and Access Statement and it explains in photographs, drawings and words how the proposals have developed in terms of use, massing, layout, scale and appearance.

In writing this statement and devising the proposals we have taken into account the site area, the physical and social characteristics of the surroundings and relevant planning policies.

The proposed works involve:

- Mansard roof extension
- The addition of conservation type roof lights to the back roof slope
- Lowering of floor to the rear of the lower ground floor by 400mm
- Alteration of glazed doors to lower ground floor rear elevation

A sensitive outlook has been maintained throughout the design and a view to the scheme development shall be communicated here.

For and on behalf of Zulufish Residential



Felix Milns
Managing Director

PRACTICE INTRODUCTION AND RELEVANT EXPERIENCE

Zulufish Residential are a design driven practice with a reputation for finding bespoke solutions for challenging sites. Our success is built on an emphasis of tailoring the building form, material palette and overall aesthetic to meet the needs of current and future occupants whilst responding sympathetically to site context in line with national and local policies.

We have worked on numerous similar applications with Hounslow Planning department.

ASSESSMENT OF THE SITE AND ITS SURROUNDINGS

The application property is a terraced five-storey single family dwelling house within the Primrose Hill Conservation Area.

The property is NOT listed.

The property is attached with No. 18 and 20 Edis Street, all of which have ornate period architectural detailing.

Currently, the lower ground floor comprises a bedroom at the front, a study room, a bathroom in the middle and a utility room at the back. There are three vaulted low level storage rooms at the front underneath Edis Street. On the ground floor there is a bedroom and the kitchen with dining rooms in-between. On the first floor there are two connected living rooms. The second floor comprises a bedroom and a bathroom. On the third and last floor there is a bedroom with en-suite.



No.19 Edis Street

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No. 19 Edis Street. Front Elevation.

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RELEVANT PLANNING POLICY

Planning history evident on the London Borough of Camden's planning website:

- 1997 – PE9700061 – The construction of fire escape at roof level. As shown on drawing No D.1 revision G.

Decision: Grant Cert. of Lawful Proposed Use – 31/01/1997

- 1994 – 9400753 – The construction of a mansard storey alteration to and the extension of the existing rear roof terrace at first floor level as shown on drawings no(s) D1 revn E and S1 and as revised by letters dated 20th July 1994 18th August 1994 and letter dated 6th October 1994.

Decision: Grant Full or Outline Perm. With Condit. – 26/05/1994.

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RELEVANT PLANNING POLICY

We believe the proposal is in conformity with the following relevant policies:

Conservation area statement: Primrose hill:

Material and maintenance – with particular reference

- PH10 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window sills, railings), timber framed sash windows, doors, tiled footpaths, roof slates and tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties. Where these features have been removed, replacement with suitable copies will be encouraged.
- PH11 The choice of materials in new work is important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVC windows would not be acceptable.
- PH12 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area. It may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix 30 Conservation area statement and profile as it can drastically alter the appearance of a building (especially when “fine gauge” brickwork is present), and may be difficult to reverse.
- PH13 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

Roof extensions – with particular reference:

- PH18 Planning permission is required for extensions and alterations at roof level within the Conservation Area. Roof extensions and alterations, which change the shape and form of the roof, can have had a harmful impact on the Conservation Area and are unlikely to be acceptable where:
 - It would be detrimental to the form and character of the existing building
 - The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired
 - The property forms part of a symmetrical composition, the balance of which would be upset
 - The roof is prominent, particularly in long views and views from the parks
 - The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent

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RELEVANT PLANNING POLICY

- PH20 Where roof extensions are acceptable, the type of extension likely to be acceptable depends upon the existing roof form and the predominant form of extension within a building group.
- PH21 A large number of roofs, particularly to terrace properties, are hidden from view behind a parapet to the street elevations and retain a horizontal or butterfly parapet to the rear. Where acceptable, roof extensions to these buildings should be significantly set back from the street elevation in order to minimise views. Where roof terraces are provided to the front elevation, the parapet should not be raised and handrails should be located out of view. Any raised party walls should be set back from the street elevation and graduated in order to minimise views. To the rear elevation, horizontal or butterfly parapets should be retained and not raised. The rear slope of the roof extension should rise from behind the parapet wall, and should be separated from the wall by a substantial gutter. Dormer windows are not usually characteristic of these extensions. Pairs of small conservation- style rooflights to the rear roof slope are most appropriate.
- PH22 Where the property has a visible pitched roof, extensions or alterations which fundamentally alter the roof form are unlikely to be acceptable. Dormers or conservation- style roof lights are the most common forms of alteration to these roofs. Further dormers or conservation- style roof lights at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired. Existing original details should be precisely matched.
- PH23 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.

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PRINCIPLE OF DEVELOPMENT

Having regard to the relevant considerations, the principle of the proposal is considered to be fully compliant with the relevant national, strategic and local planning policies for the reasons explained.

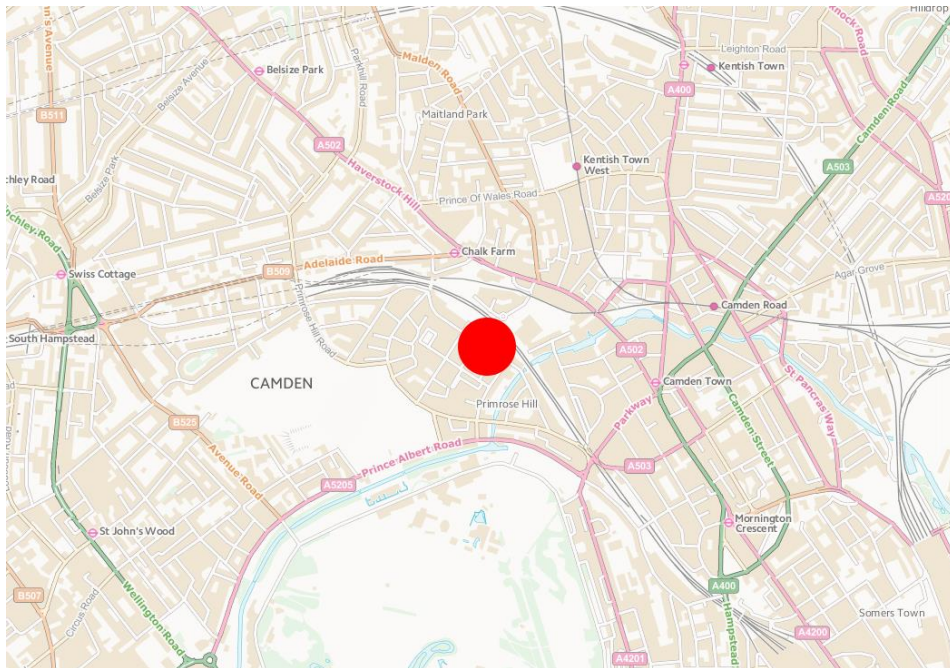
The proposed development makes efficient use of the site, whilst also meeting the objectives of establishing a high quality residential development that is appropriate to its local context.

The provision of high quality family houses is appropriate to the area. The proposed development will respect the surrounding environment and distinctive character, with the new development being a traditional addition rather than a pastiche. The proposed design uses materials of architectural merit which will enhance the existing traditional features.

FLOOD RISK

No 19 Edis Street is in a Flood Risk Zone 1.

As the proposed development is in an area with a low probability of flooding, is smaller than one hectare and is not affected by sources of flooding other than rivers and the sea, according to the Environment Agency's "Floor Map for Planning", the flood risk assessment is not required.



No. 19 Edis Street marked on the Environment Agency's 'Flood Map for Planning'

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TREES

The scheme does not require the removal of any protected trees.

PARKING

There is no reduction in parking spaces.

LOCAL PLANNING PRECEDENT

12 Edis Street

Ref: 14201

Description: The erection of an extension at roof level to provide a study and patio at 12 Edis Street, London, N.W.1.

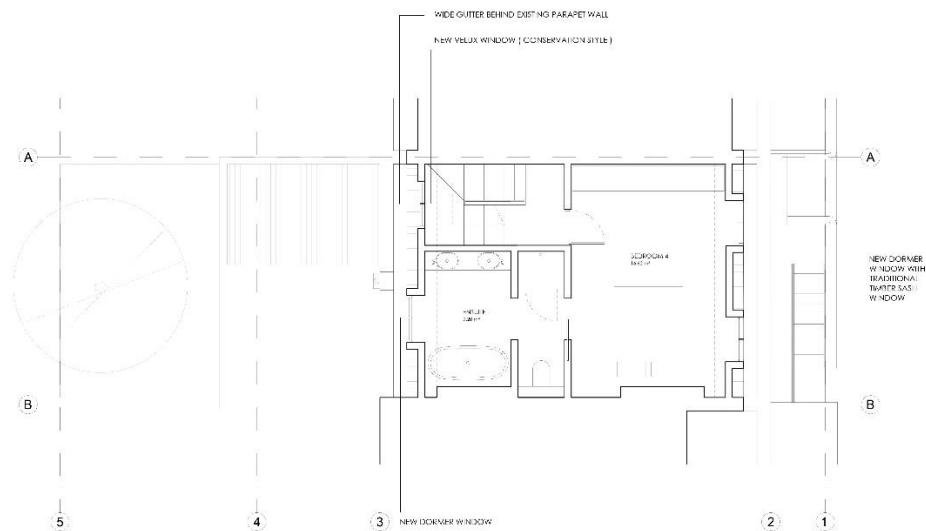
Decision: Conditional.

17 Edis Street

Ref: 2013/8239/P

Description : Erection of a mansard roof extension and single storey rear extension at lower ground floor and replacement of first floor rear window to residential dwellinghouse.

Decision: Granted.



Proposed drawings from 2013/8239/P.

Ref: 2016/7041/P

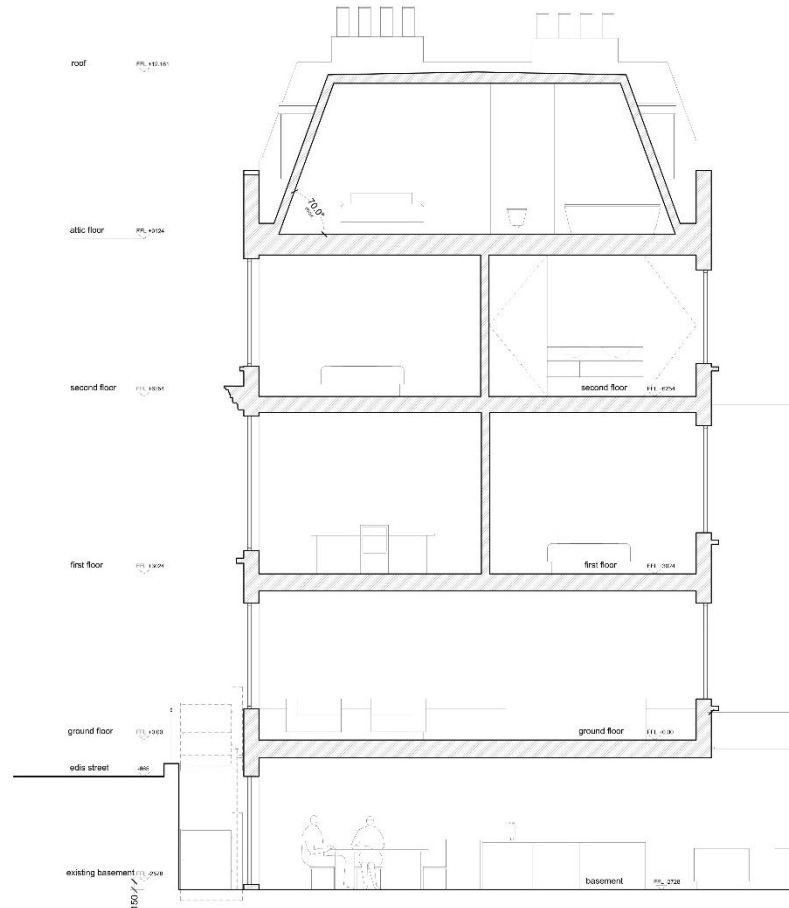
Description : Erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installing of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift

Decision: Granted Subject to a section 106 Legal Agreement

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LOCAL PLANNING PRECEDENT



Proposed drawings from 2016/7041/P.

20 Edis Street

Ref: CTP/J10/4/3/28721

Description: Erection of a roof extension.

Decision: Conditional.

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ARCHITECTURAL MERIT

The proposed front roof extension has been carefully designed to be of an appropriate mass and size, its architectural language is clearly traditional and the dormer window set back behind the original parapet wall. The neighbouring properties on either side have matching extensions, as such the proposed works will enhance the uniformity of the street scene and provide a positive contribution to the conservation area.

At the back the pitch roof is maintained, and in accordance with the conservation Area statement, two roof lights are added to replace one of the existing ones, maintaining the same height and dimensions.



Proposed Front Elevation

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ARCHITECTURAL MERIT



Proposed rear elevation

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