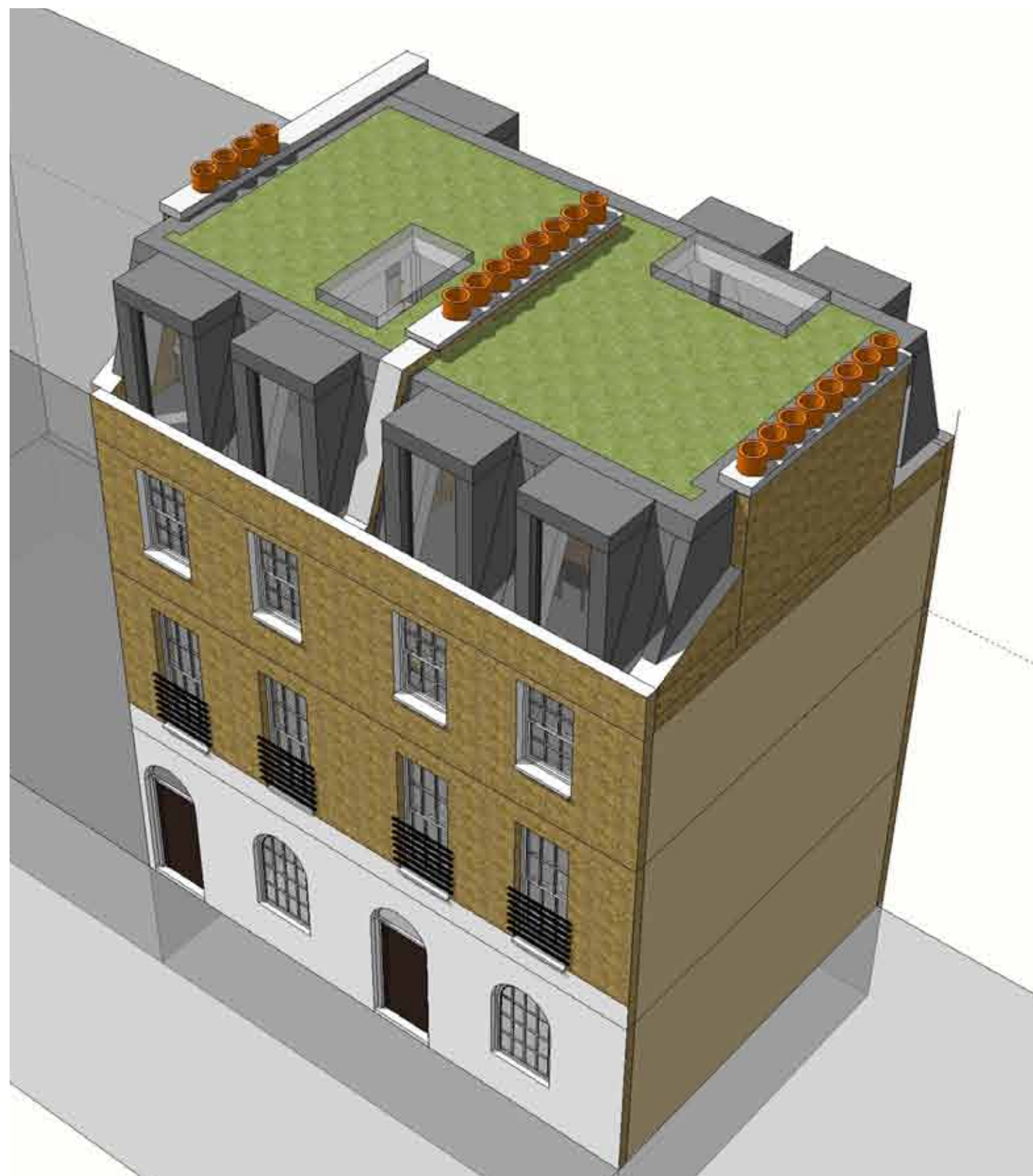


**Planning, Design & Access Statement:
108C ARGYLE STREET, LONDON WC1**

MAY 2017



PLANOLOGY

REPORT PREPARED BY:

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ampersand architecture

PROJECT ARCHITECTS AND DRAWINGS PREPARED BY:
AMPERSAND ARCHITECTURE

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1.0 INTRODUCTION & BACKGROUND

1.1 Introduction

- 1.1.1 This statement supports the planning application to London Borough of Camden (LBC) for Erection of single storey roof extension to provide additional habitable space to second floor (flat c) at 108 Argyle Street, London WC1H 8EB. The property is a two bed flat which occupies the second floors of 106 and 108 Argyle Street, which are 3 storey terraced residential dwellings (figure 1.1).
- 1.1.2 Project Architects submitted a scheme to extend at roof level, however LBC officers recommended that pre-application advice was obtained and the application withdrawn prior to it being validated. This advice was taken on board, a formal pre-application meeting with case officer Patrick Marfleet was held at the site on 22nd March 2017, written advice was received on 12th April 2017 and the scheme has been revised in accordance with the advice.
- 1.1.3 Planning permission is now sought for a single storey roof extension.

1.2 Document Structure

- 1.2.1 This statement provides a description of the existing site and context, details the proposals, and makes an assessment of the proposed development against planning policy.
- 1.2.2 The statement is set out as follows;
- A description of the site and its context;
 - A description of the proposals and access considerations; and
 - An assessment of the relevant planning policies in relation to proposals.

1.3 Site Location

- 1.3.1 The site is located on the south side Argyle Street close to the junction with Grays Inn Road (figure 1.2). The property is the top floor flat (in lawful C3 Use) encompassing 106 and 108 Argyle Street which are part of a short Georgian Terraced that have been sub-divided into flatted accommodation.
- 1.3.2 The property is situated within the Bloomsbury Conservation Area and no.106 is considered to positively contribute to the character and appearance of the Conservation Area. Neither property is statutory listed.
- 1.3.3 This part of the Conservation Area is somewhat varied in architectural styles, scales and design (figure 1.3)

1.4 Planning History

- 1.4.1 There is no formal planning history for the site, details of the pre-application process are set out in paragraph 1.1.2, and below.
- 1.4.2 Ampersand Architecture submitted a scheme for Planning in December 2016 (figure 1.4) but it was not validated by the Council. An email was received from the LBC indicating that whilst a roof extension is in principle acceptable they feel that due to size and design of the proposals it would have an over dominant impact on the character of the host property and the surrounding conservation area.
- 1.4.3 It was advised that a pre-application meeting was undertaken to discuss the proposals prior to submission. Planology were instructed to advise on a revised scheme to take to a pre-application meeting, which was held at the site on 22nd March 2017 (figure 1.5).
- 1.4.4 A formal written response was issued by case officer Patrick Marfleet on 12th April 2017 which set out the following (full report contained in Appendix 1):
- the principle of a roof extension would be acceptable;
 - the roof terrace would not be acceptable;
 - the use of zinc cladding would be acceptable;
 - the amount of glazing to the front elevation is unacceptable;
 - the proposed fenestration to the rear elevation should correspond to some degree to the lower floors;
 - a design which was more in line with a traditional style shaped mansard with dormer windows or flush fitting roof lights would be considered more appropriate.

- 1.4.5 As such project architects have reworked the scheme to meet the requirements set out in the officers report and create a high quality contemporary design with the use of high quality materials and detailing (Figure 1.6). The proposals are set out in further detail in Section 2 of this statement.

1.5 Planning Policy Context

- 1.5.1 We have identified the key relevant national and development plan planning policies as:
- National Planning Policy Framework;
 - London Plan 2016;
 - LDF Core Strategy;
 - LDF Development Policies;
 - Camden Planning Guidance; and
 - Bloomsbury Conservation Area Appraisal and Management Strategy 2011.



Figure 1.1: Flat C, 106-108 Argyle Street

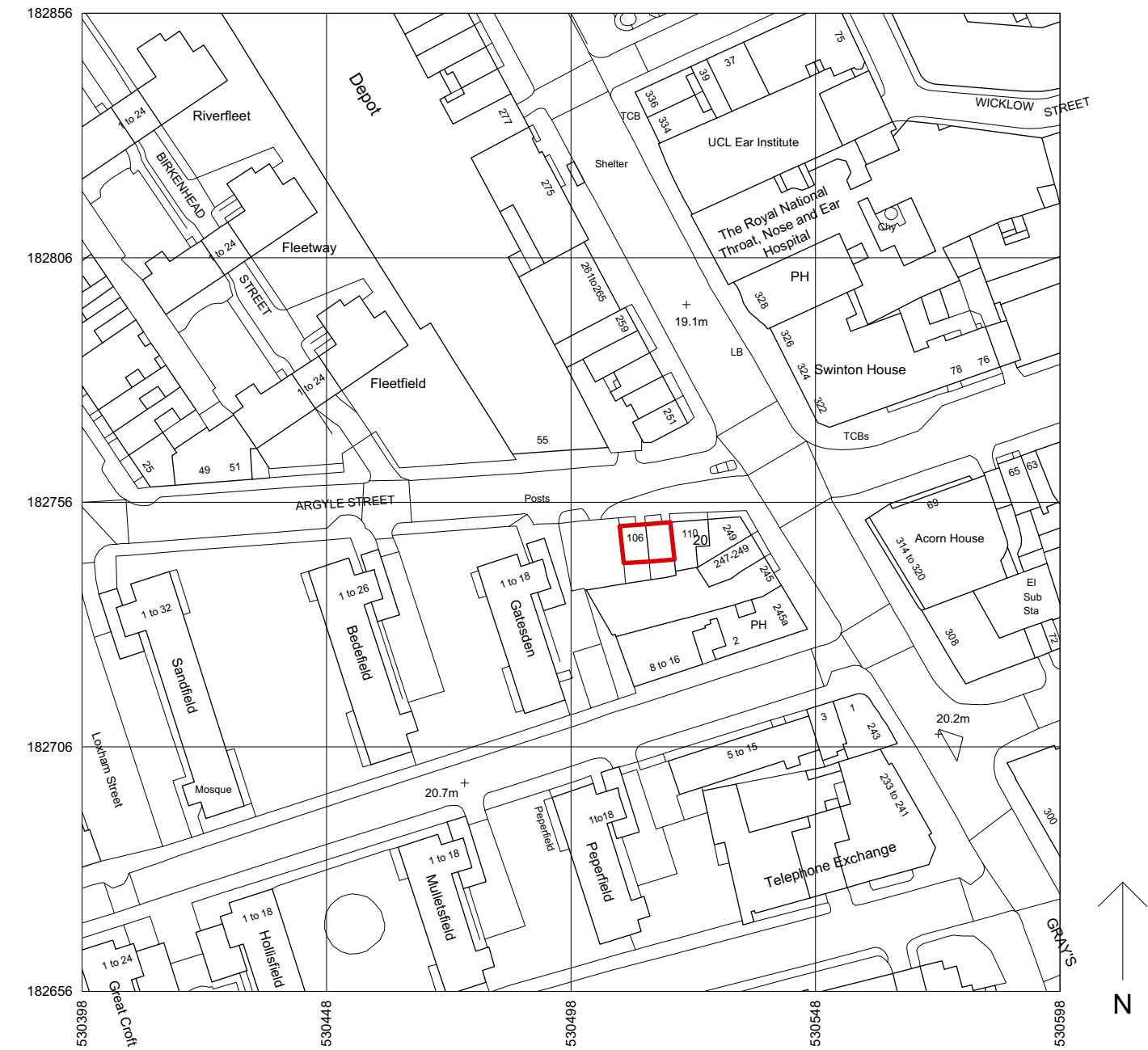


Figure 1.2: Site Location Plan

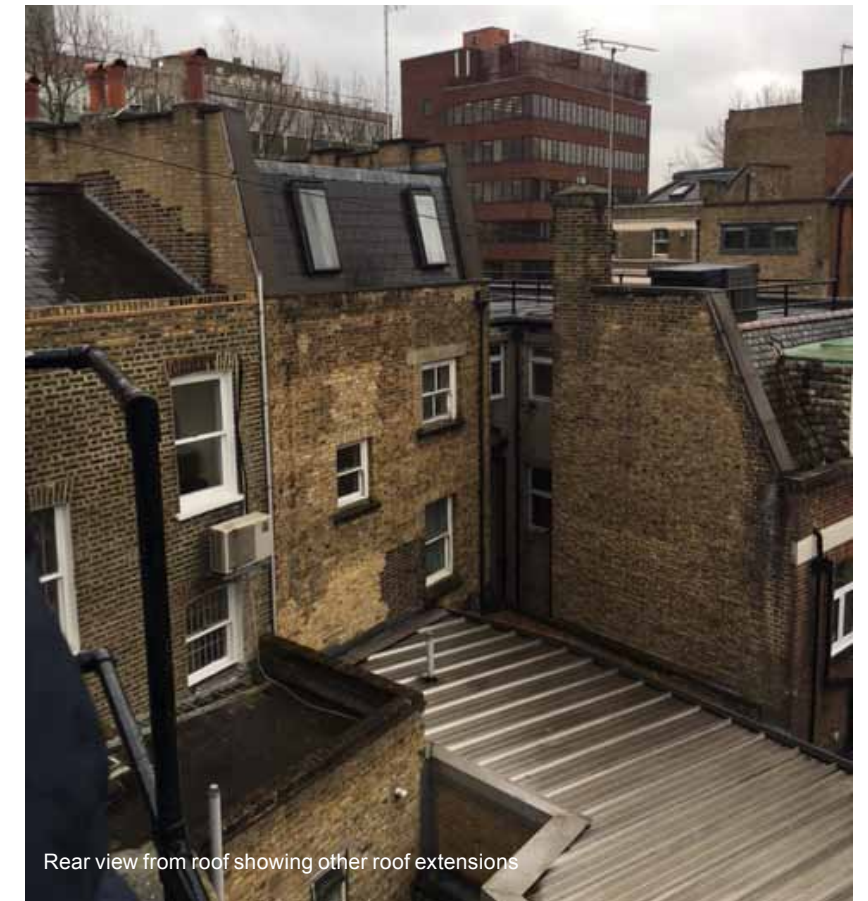


Figure 1.3: Photographs from the immediate site context



Figure 1.4: December 2016 Scheme - front and rear model views



Figure 1.5: March 2017 Scheme - front and rear model views



Figure 1.6: Current Scheme - front and rear model views

2.0 DESIGN & ACCESS STATEMENT

2.1 The Brief & Layout

- 2.1.1 The proposals included in this application are part of a refurbishment project by the current owners to modernise and extend the property. At present the apartment is a compact two bedroomed property. The owners would like to make it into a comfortable three bedroomed dwelling, by extending it to the rooftop. The proposals also aim to create a contemporary mansard which is respectful of its historical context whilst refreshing the tired elevation.
- 2.1.2 The proposals consist of the following works:
- First floor**

 - To create a new entrance into the apartment in the existing first floor circulation space, and replacing the existing staircase (which is in a state of disrepair)

Second floor

 - Keep the majority of the existing walls and room layouts, with minimal structural interventions on this floor
 - Remove kitchen, update bathroom and create an ensuite for the master bedroom
 - Creation of a new staircase leading up to the floor above in the location of the existing staircase for roof access

Third floor / mansard

 - Remove the existing roof structure but keep part of the chimney stacks and brick parapet walls
 - Create a single storey roof extension set back from the principal facade onto Argyle Street, accommodating kitchen / living / dining areas, shower room, and study
- 2.1.3 As set out in Section 2, thorough consideration has been given to the planning policy framework, the existing context of the site, and the property itself.

2.2 Proposals in Detail

Use

- 2.2.1 The property use class will remain as C3 (dwellinghouses)

Amount

- 2.2.2 Total increase in floor area: 54 square metres

Scale & Volume

- 2.2.3 In terms of volume, the proposals will add approximately 134 cubic metres to 108 and 106 Argyle Street roofs.
- 2.2.4 The existing pitched roof structure will be removed and in its place it is proposed that a light weight third floor added, which slopes in away from the street at 20 degrees, as per the guidance received at pre-application stage. A new light weight mansard roof structure will be constructed to create the third floor.
- 2.2.5 The original parapets and party wall structures at this level will mostly remain, and the proposed roof extension will be sloped back from the face of the front elevation to reduce its visual impact and to clearly separate it from the original building. The proposed dormer windows break up the elevation and the use of glazing break up the apparent mass of the mansard.
- 2.2.5 The proposals will make this building into a four storey building overall, which is in keeping with the scale of the buildings around the property, and accords with the scale and character of the Conservation Area. The property is directly surrounded by a seven storey sixties housing estate, and the building opposite (Diesel offices) on Argyle Street have a double storey contemporary roof addition with terrace.

Appearance

- 2.2.6 The proposed works will use materials that are sensitive to the property and Conservation Area, whilst providing a simple and well-designed addition.

- 2.2.7 No external alterations are proposed on the second floor of the building, except for the replacement of the existing sash windows (in very bad condition) with double-glazed painted timber sash windows. The choice of materials for the third floor mansard have been decided with the intention of creating a simple and contemporary addition which adds to the existing streetscape, but at the same time to be submissive to the original building, and to reference traditional typologies and forms.
- 2.2.8 The appearance has been designed to maintain a clear separation from the very solid brick host building and the mansard structure above. The front elevation has been designed to reference the very uniform and repetitious Georgian style. The window proportions and rhythm of the dormers are in line with the fenestration below. The rear elevation references the irregular fenestration of the rest of the building.
- 2.2.9 Metal sheet cladding is a very common material for roofing and mansards. Any additional brickwork for the party walls will be matched in colour, format, and pointing, with the original brickwork used for the host building.
- 2.2.10 The existing parapets and brick party walls will be maintained in order that the sense of rhythm in the streetscape is accentuated.
- Privacy**
- 2.2.11 The proposed mansard extension will be set back behind the existing parapet wall, sloping away to minimise overlooking onto any properties on Argyle Street.

2.3 Access

- 2.3.1 The proposals do not change the existing general access arrangements from the outside. The main access into the block will be kept on the front of the property. The front door to the apartment itself is proposed to be located on the first floor (existing landing).



Figure 2.1: Proposed front elevation

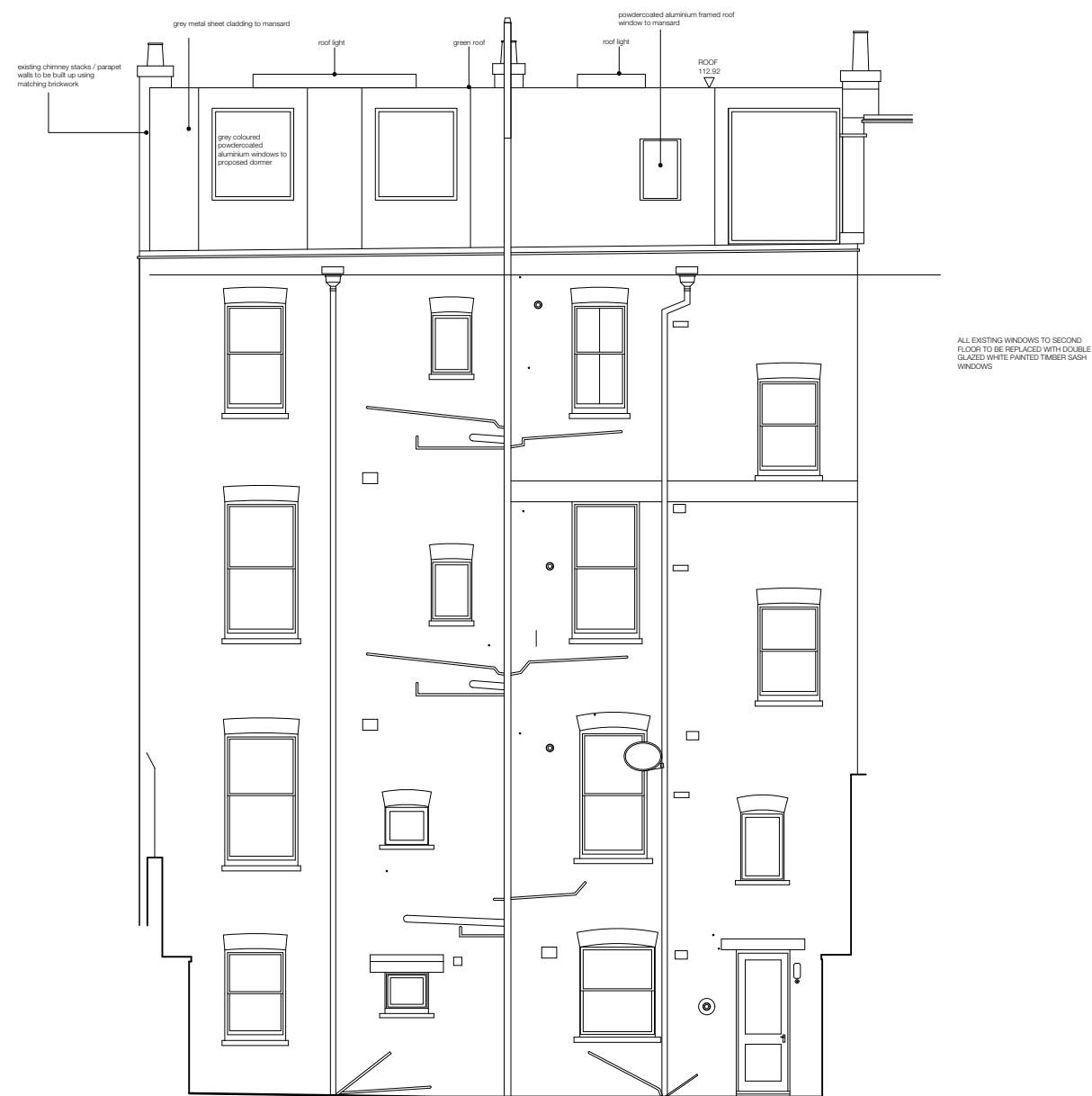


Figure 2.2: Proposed rear elevation

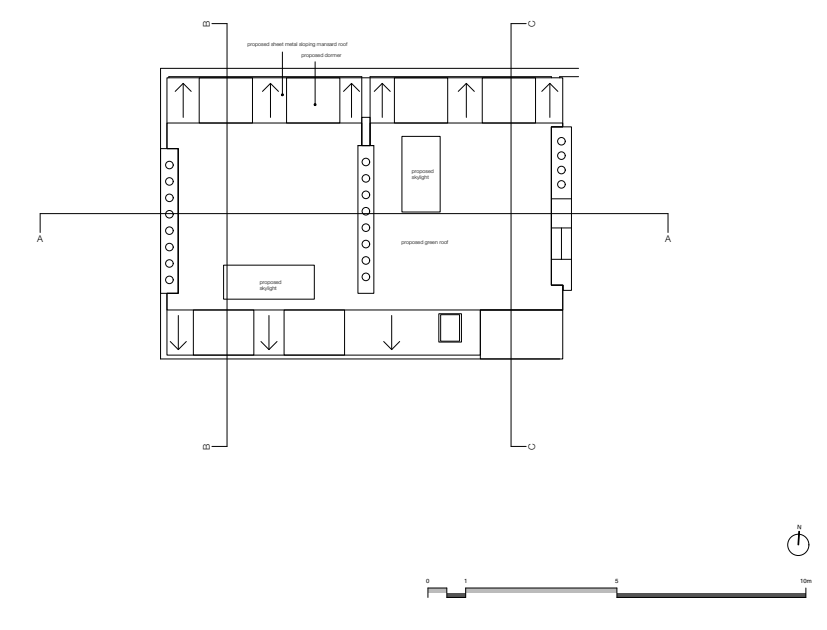
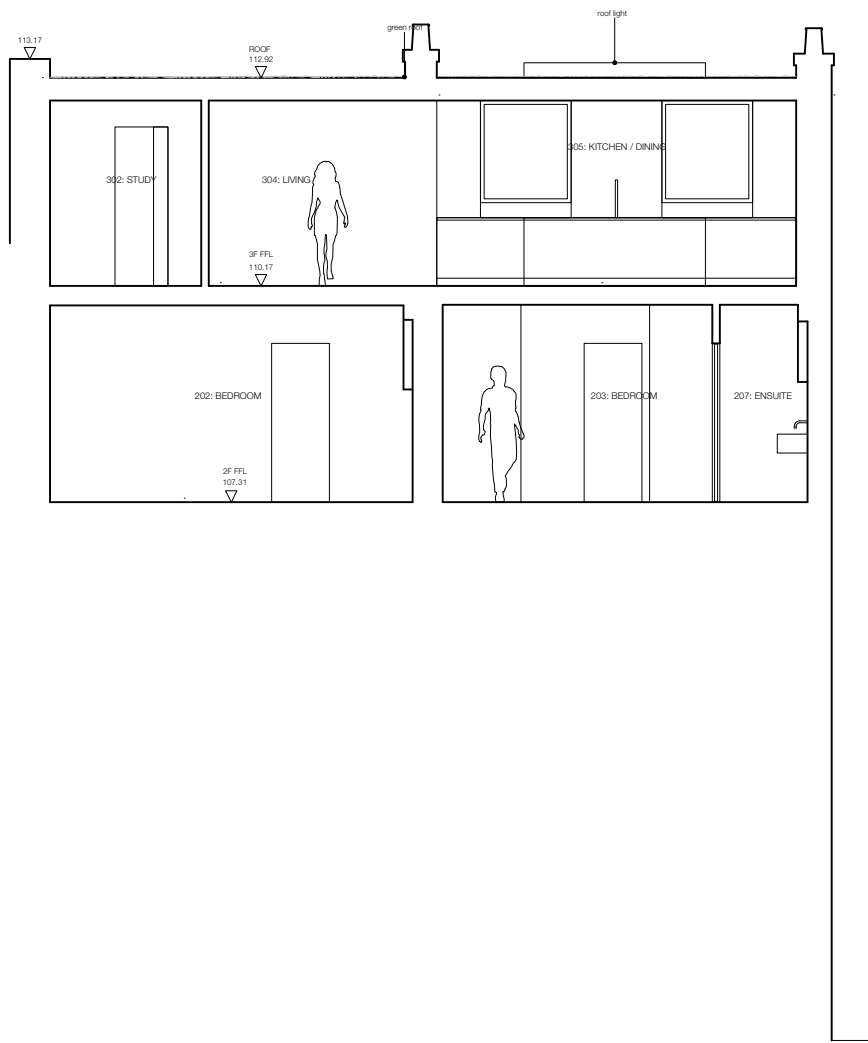
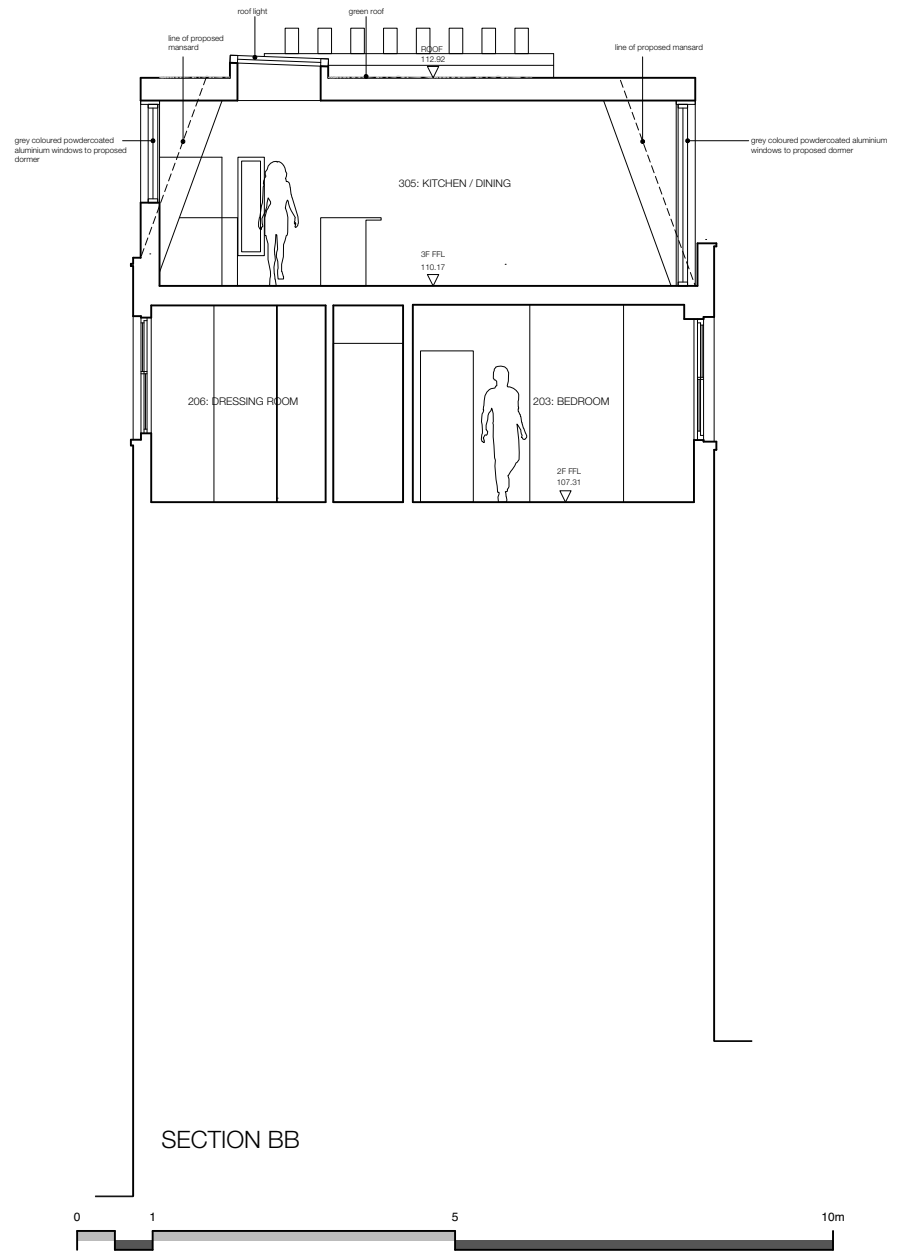


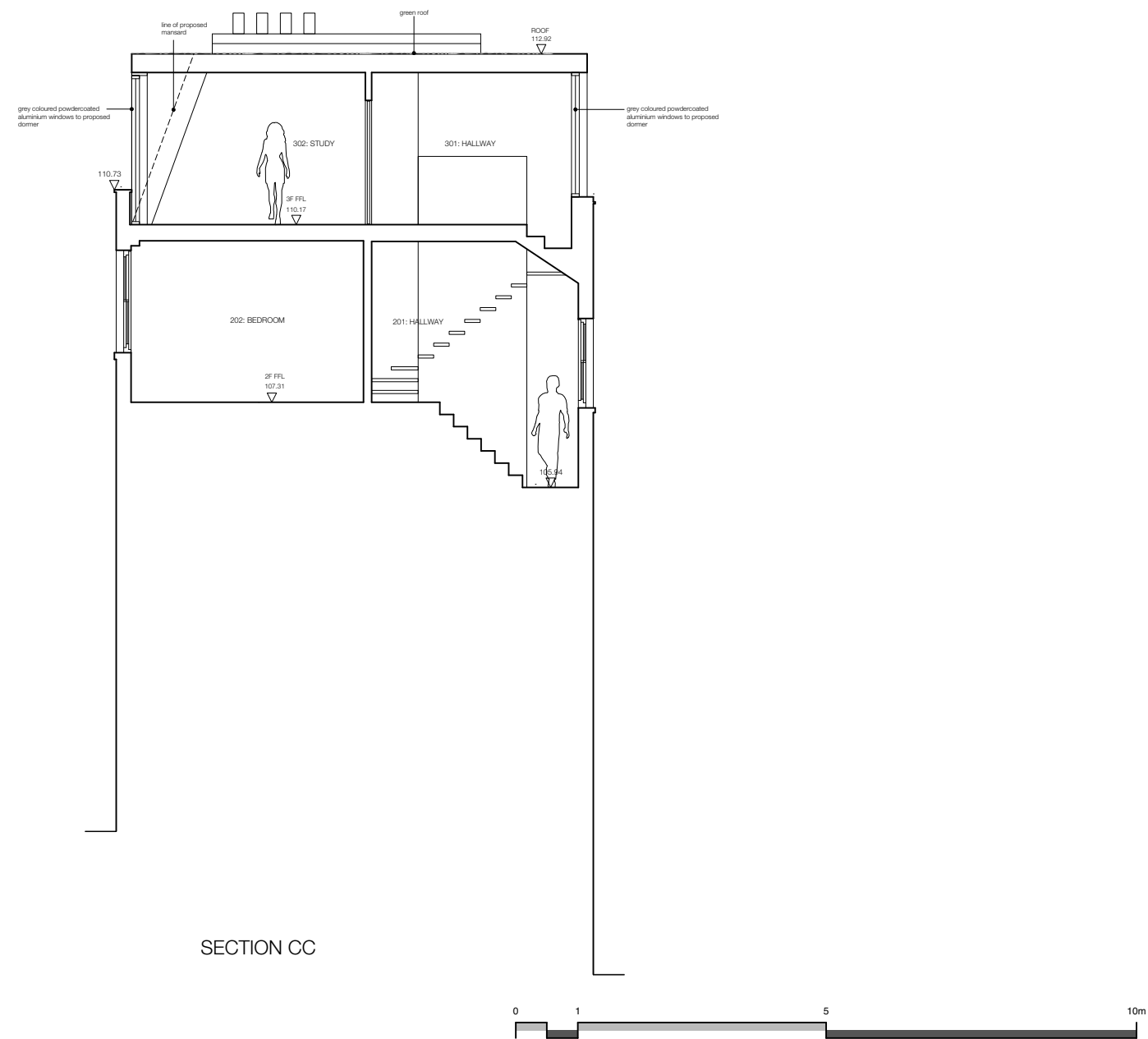
Figure 2.3: Proposed sections



SECTION AA



SECTION BB



3.0 PLANNING STATEMENT

3.1 Assessment of Proposals Against Planning Policy

- 3.1.1 Having reviewed the planning policies set out in Section 2 in detail, the key planning consideration raised by the proposals in the design of the additional enclosures, and their impact on neighbouring occupiers amenity.
- 3.1.2 The three key Camden development plan policies that relate to this proposal are DP24, DP25 and DP26:
- Policy DP24 requires extensions to existing buildings to be of the highest design quality taking into consideration the context of the site, neighbouring buildings and the host building in terms of scale, character and form. The policy also seeks to ensure high quality materials are used.
 - Policy DP25 seeks to maintain the character of Camden's Conservation Area, taking account of the CA appraisals and statements, and only permit development that preserves and enhances the character and appearance of the area.
 - Policy DP26 seeks to protect the amenity of occupiers and neighbours in terms of privacy, overshadowing, outlook, noise and providing developments to provide good standards of accommodation.
- 3.1.3 Paragraph 5.7 of Camden's supplementary design guidance document CPG1 sets out general principles to assess the acceptability of a roof extension, stating that additional storeys and roof alterations are likely to be acceptable where:
- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
 - Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
 - There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

- 3.1.4 As set out in the officers pre-application report there is no uniform pattern of roof extensions to properties surrounding the site, due to the variety of buildings in this part of the conservation area, but there are a number of examples in the immediate and wider context where residential properties similar to the application site have been extended at roof level. Therefore, the principle of a roof extension is considered acceptable.
- 3.1.5 Further guidance is set out in Paragraph 5.15 of CPG1 (Design) in respect of buildings with original valley or butterfly roof forms, and it states; 'On buildings with a 'valley' or 'butterfly' roof if a mansard extension is considered acceptable in terms of the guidance in paragraphs 5.7 and 5.8, then the parapet should be retained. The new roof should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70°.'
- 3.1.6 The case officers report states that "A traditional mansard type roof with four dormer windows or flush fitting roof-lights located on the front and rear roof slopes would be considered more appropriate in this instance as it would better reflect the existing fenestration pattern at site and help to preserve the original character of the two properties and surrounding conservation area."
- 3.1.7 This advice has been fully incorporated into the current scheme as well as alterations to the proposed rear elevation to continue the established fenestration pattern, and as such the proposals fully comply with this guidance and policy DP24 and DP25.
- 3.1.8 The use of seamed zinc cladding and glazing are considered acceptable to the case officer in the pre-app report and as such comply with policy DP24 to ensure the use of high quality materials.
- 3.1.9 There will be no impact on neighbouring occupiers in terms of privacy, loss of light, overshadowing, outlook or noise and the proposal provide a very high standard of accommodation for further occupiers, fully complying with policy DP26.

4.0 CONCLUSIONS

4.1 Conclusions

- 4.1.1 The proposals are of a high quality design and enhance the front and rear elevation of the property, are in keeping with the original form of the property and preserve its character.
- 4.1.2 The proposals do not have adverse impacts on any neighbouring occupiers.
- 4.1.3 In conclusion the proposals fully comply with the development plan policy.

APPENDIX 1 - PRE-APPLICATION OFFICER REPORT



Date: 12/04/2017
Our Ref: 2016/6755/PRE
Contact: Patrick Marfleet
Direct Line: 020 7974 1222
Email: Patrick.marfleet@camden.gov.uk

**Planning Solutions Team
Planning and Regeneration**
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Dear Ms Takahashi,

Re: Flat C, 108 Argyle Street, London, WC1H 8EB

Thank you for submitting a pre-planning application enquiry for the above property which was received on 08/02/2017 and the fee of £420 which was received on 10/02/2017. I write following our meeting of 22/03/2017 at the application site.

1. Drawings and documents

083-P-001, 083-P-021, 083-P-002, 083-P-022, 083-P-023, 083-P-011, 083-P-012, 083-P-023 A, 083-P-025, 083-P-014, 083-P-015, 083-P-026 A, 083-P-027 B, 083-P-016, 083-P-017, 083-P-028, 083-P-018, Design & Access Statement dated Dec 2016.

2. Proposal

Erection of single storey roof extension and front roof terrace to provide additional habitable space to second floor flat.

3. Site description

The application site is located on the south eastern side of Argyle Street, close to its junction with Grays Inn Road, and relates to a two bed dwelling that occupies the second floors of two adjoining properties (106 and 108 Argyle Street). The built context of the surrounding area is varied with the historic adjoining properties of Argyle Street and Grays Inn Road located to the east and south, the more recent 55 Argyle Street commercial building directly to the north and the Gatesden housing block to the west.

The properties are located within the Bloomsbury Conservation Area, they are not listed buildings, however; No.106 is identified as making a positive contribution to the character of the surrounding conservation area.

4. Relevant planning history

The application site has no relevant planning history.

5. Relevant policies and guidance

National Planning Policy Framework 2012
The London Plan 2016

LDF Core Strategy

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

LDF Development Policies

DP24 Securing high quality design
DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design 2015
CPG6 Amenity 2011

Camden Local Plan Submission Draft 2016

A1 (Managing the impact of development)
D1 (Design)
D2 (Heritage)

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

6. Design/Heritage

Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and considers the character, setting, context and form of neighbouring buildings whilst Policy DP25 is aimed at preserving and enhancing the boroughs conservation areas.

Paragraph 5.7 of Camden's supplementary design guidance document CPG1 offers clear and detailed advice on the general principles the Council use to assess the acceptability of a proposed roof extension:

5.7 Additional storeys and roof alterations are likely to be acceptable where:

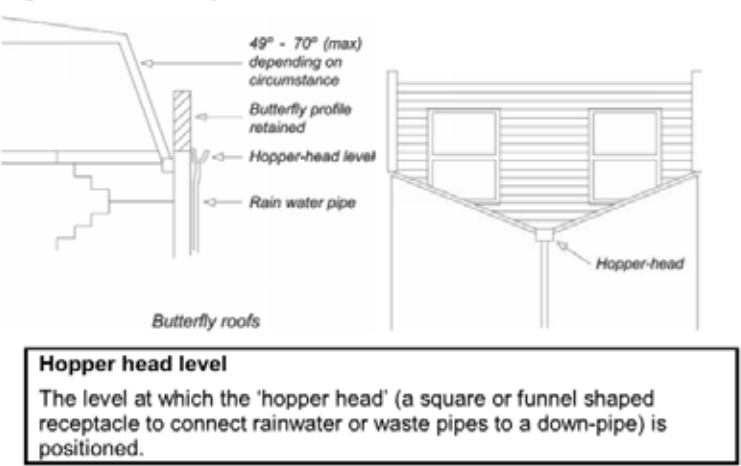
- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;*
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*

Whilst there is no uniform pattern of roof extensions to properties surrounding the site, which is largely due to the varied and diverse nature of the buildings in this part of the conservation area, there are a number of examples in the immediate and wider context where residential properties similar to the application site have been extended at roof level. Therefore, the principle of a roof extension to the two existing properties is considered acceptable in this instance subject to detailed and appropriate design.

With regard to buildings with an original valley or butterfly roof Paragraph 5.15 of CPG1 (Design) states:

On buildings with a 'valley' or 'butterfly' roof if a mansard extension is considered acceptable in terms of the guidance in paragraphs 5.7 and 5.8, then the parapet should be retained. The new roof should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70° (see Figure 6). In this context, it is usually more appropriate to introduce conservation style roof lights, which are flush with the roof slope, rather than dormers. Terraces and additional railings will not usually be acceptable.

Figure 6. Butterfly roofs



The proposal in its current form is contrary to the above guidance and is considered to represent an over-dominant and unsympathetic addition that fails to preserve the appearance of the existing properties. The large glazed openings of the extensions front elevation, coupled with the varying size and design of the windows to the rear, would fail to respect the fenestration hierarchy of the floors below and would detract from the original character of the properties. A traditional mansard type roof with four dormer windows or flush fitting roof-lights located on the front and rear roof slopes would be considered more appropriate in this instance as it would better reflect the existing fenestration pattern at site and help to preserve the original character of the two properties and surrounding conservation area.

Furthermore, the plans in their current form show the proposed roof extension set back from the parapet line of 106 Argyle Street by approximately 2.1m to create an outdoor terrace area at the site. However, when viewing the surrounding area from the roof of the application site it was clear that roof terraces were not a prevailing feature of neighbouring properties, and those buildings that had been extended at roof level had been done so in the form of traditional mansard type roofs. The applicant is therefore advised to completely remove the roof terrace area from the plans included with any subsequent planning application and design a scheme that complies with the guidance stated above.

During the site visit the applicant suggested the use of alternative materials for the cladding of the proposed extension as opposed to the use of more traditional materials such as lead roofing or hung slate tiles. Officers would support the use of standing seam zinc for this particular development as it would help to preserve and enhance the traditional appearance of the host property and surrounding conservation area whilst achieving the desired contemporary aesthetic.

Detailed drawings of the proposed extension, including materials, should be included with any subsequent planning application.

7. Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook, noise and disturbance and implications on daylight and sunlight.

The size, scale and height of the proposed roof extension would not result in a loss of light or outlook to neighbouring residents, particularly given the distance between the front and rear elevations of the proposal and the windows of any neighbouring properties in the area. Furthermore, the proposed new window openings and front facing roof terrace would share the same outlook as the existing windows at the site and would not lead to unacceptable levels of overlooking, particularly as this close relationship between residential properties is a common feature of densely developed urban areas such as this.

8. Other

Consultation channels

The applicant is encouraged to engage with the Bloomsbury CAAC and the residents of the adjoining properties prior to any formal submission.

Electronic submission

Please submit your application via the planning portal at:

<https://www.planningportal.co.uk/>

9. Conclusion

The size, scale, bulk and design of the proposed roof extension would represent an incongruous and discordant addition that would fail to preserve the character of the original properties or the appearance of the surrounding conservation area. The applicant is advised to re-design the scheme in accordance with the requirements of the Councils design guidance document (CPG1) prior to the submission of any subsequent application. The proposal would not significantly impact the residential amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Patrick Marfleet on 020 7974 1222.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Patrick Marfleet

Planning Officer
Planning Solutions Team