

Proposed Rooftop Extensions No's 12-32, Elliott Square, NW3

Design & Access Statement Prepared for Camden Council June 2017



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Front of No's 24 - 32 Elliott Square, seen from the square



Rear of No's 24 - 32 Elliott Square, seen from King Henry's Road

# **1.0 Introduction**

This Design and Access Statement accompanies the Planning Application for the construction of roof extensions to 9no houses located in Elliott Square, NW3 3SU, which are arranged as a terrace in two parts, comprising Nos. 24-32 Elliott Square. It has been prepared jointly by Burd Haward Architects and Davies Architecture, who are the applicants: the directors of the practices also own and live in two of the houses in this application, and are acting on behalf of all the other freehold owners with their consent.

This statement should be read in conjunction with the following drawings:

- 1694\_P01 location & site plan
- 1694\_P02 existing and proposed plans
- 1694\_P03 existing and proposed street elevation and long section
- 1694\_P04 existing elevations & section
- 1694\_P05 proposed elevations & section
- 1694\_P06 detailed sections
- 1694\_P07 existing and proposed views from King Henry's Road
- 1694\_P08 daylight study
- 1694\_P09 model photos
- 1694\_P10 Chalcots Estate storey height diagram

This report describes the existing buildings and local context, the proposals, the relevant planning policy and planning history, and the pre-application consultation with the local planning authority and local residents.



Site Plan of Elliott Square showing No's 24 - 32



2 storey houses in Lyttleton Close



4 storey houses in Quickswood

# 2.0 The Existing Buildings & Local Context

### 2.1 Chalcots Estate

Elliott Square lies within the Chalcots Estate. This is a collection of nine individual estates or 'sectors' that were all constructed by Eton College, and are located between Fellows Road to the north, Primrose Hill Road to the east, King Henry's Road to the south and Winchester Road to the west (see plan on page 12). The Chalcots Estate also includes the tower blocks Bray, Burnham, Dorney and Taplow, though these are owned by the local authority and are not part of the privately owned housing estates referred to in this report. The individual sectors are:

• Hawtrey (including Lyttelton Close) (70 houses)

•	Elliott Square	(55 houses)
•	Quickswood	(66 houses)
•	Brocas	(36 houses)
•	Huson	(41 houses)
•	Briary	(19 houses)
•	Hornby Close	(26 houses)
•	Fellows Road	(10 houses)

The estate was constructed in phases from the late 1960's through to the early 1980's, and comprises some 323 houses in total, both terraced and semi-detached, and of various heights. While the houses in the estate were originally built and leased by Eton College, the vast majority today are now privately owned. The common parts of the estate, the roads, gardens, pavements etc, are also now owned by Chalcots Estate Ltd (CEL), a company established, owned and run by all the residents, who elect its board from residents of every sector.

There are four basic house types within the estate as described below.

• 3 Storey Town Houses (232 in total)

These houses form the majority of the estate and are generally arranged in terraces of between 3 and 14. They are constructed of a dark brown brick with two vertical rows of windows separated by a white painted profiled metal cladding.

• 2 Storey Houses (65 in total)

These houses are the second most common, but are located in only the Quickswood and Hawtrey sectors and are detached or arranged in small terraces. The are constructed of a white painted brick with three vertical bays of windows separated horizontally by black timber boarding.

• 4 Storey Split Level Houses (19 in total)

These houses are only located in the Quickswood sector along Adelaide Road, and are grouped in three blocks of terraces. They are similar in appearance to the 3 storey town houses, but due to their split level arrangement, have a roof terrace to the rear of each house.

• 4 Storey Town Houses (7 in total)

These houses are all located in the Hawtrey sector and are similar in appearance to the 3 storey town houses, but have an additional 4th storey. Four were originally constructed in this way (facing Adelaide Road), while three have had their 4th floors added recently (facing Lower Merton Rise).





View of Chalcots Estate showing the smaller scale of housing in comparison to the Victorian houses on King Henry's Road

# 2.0 The Existing Buildings & Local Context (cont)

# 2.2 Elliott Square

All the houses within Elliott Square comprise the three storey 'Town Houses', however, their heights vary across the square by up to 2.2m, due to the natural fall of the site from north to south. Nos. 24-32 are located to the south of the estate and form a terrace in two parts, with their front elevations facing the internal square and their rear elevations facing onto King Henry's Road (KHR), but set back by the depth of their rear gardens. The terrace is 'bookended' at either ends of similar houses on Lower Merton Rise (LMR) and Elsworthy Rise (ER), and the terrace to LMR is approximately 1m higher due to the natural topography of the site.

### 2.3 Historical Context

The streetscape for the estate was, until the 1960s, made up entirely of large Victorian houses, which still surround the site on King Henry's Road and Fellows Road (see map opposite). These gave a grand suburban scale to the area which is typical of many other parts of central London. However, this scale is not reflected in the development of the various sectors of the Chalcots Estate from the 1960's-80's which are of a much smaller scale, and at a level of density that would be considered low by current standards. This is clearly demonstrated by the recent approval and development of a terrace of five new houses on the NE corner of the square facing Elsworthy Rise, which are all 4 storeys high, and whose roof line is a full storey higher than the adjacent 3 storey mews houses and town houses on ER.

# 2.4 Local Context

The north, east and west sides of Elliott Square are predominantly bounded by other sectors of the Chalcots Estate, and therefore by buildings of similar age and style (see descriptions above). However, the houses to which this application relates, on the south side of the square, face onto large 5 storey Victorian semi-detached brick villas on the south side of King Henry's Road. These houses form the northern edge of the Elsworthy Conservation Area. The Elsworthy Road Conservation Area Appraisal and Management Strategy defines the special interest of the area and describes the view west along King Henry's Road as being notable. However, it also notes that:

While the buildings within the Conservation Area on King Henry's Road are of consistently high quality, the overall streetscape is affected by the more modern post-war housing estate to the north of the Conservation Area.

The relationship between these two quite different style and size of buildings, and the potential impact that roof extensions might have on the adjacent Conservation Area, are considered in more detail within this report.



# **3.0 Development Proposals**

### 3.1 Reasons for Proposed Development

All of the residents of the houses included in the application are families, with children living at home. All houses have three bedrooms, and these are located on the top floor, together with two bathrooms, which leads to small bedrooms. One of the bedrooms is smaller than current minimum space standards (London Housing Design Guide) for a single bedroom (8.4m2), while the other is smaller than current standards for a twin (12.8m2), yet often accommodates two or more children. There is a strong desire among residents for additional space to be added, particularly on the upper floor, to provide more bedroom and bathroom space.

### 3.2 Description of Proposals & Design Approach

The proposed development comprises the addition of a mansard type roof extension to each house, which is set back from the existing parapet and provides an additional bedroom, bathroom and study/bedroom. These roof extensions are connected to the lower floors by extending the existing staircase. Each one has a central full height dormer window to front and rear, which aligns with the windows and step in the building façade below.

From the outset, the approach taken by Burd Haward Architects and Davies Architecture has been to develop a design that:

• is appropriate and sympathetic to the architectural vocabulary of the estate's houses and its location opposite the Elsworthy conservation area, in terms of massing, scale, form and materials;

• is drawn from traditional forms of roof extension, but applied in a contemporary manner that is in-keeping with the age and appearance of the houses.

- is designed to minimise the visual and amenity impact on neighbouring properties and the streetscape in general;
- is practical to build and easy to maintain;

• significantly improves the thermal performance of the existing houses, thereby reducing their energy use and CO2 emissions.

#### 3.3 Form, Elevations and Materials

The roof extensions have been carefully considered so that they form a sympathetic addition to the existing buildings and streetscape. The adoption of a Mansard type form, with its set back from the parapet on both front and rear elevations and cladding in a traditional roof material, means the extensions clearly read as an extension of the roof rather than as an additional storey, and also reduces their visual impact when viewed from street level. The height of the extensions has been deliberately kept as low as possible to avoid overwhelming the buildings below, ensure they are visually subservient to the buildings below, and to reduce any perception of bulk. When viewed in relation to the terraces as a whole, we believe this additional height actually benefits the proportions of the houses which otherwise appear rather 'squat' in relation to their depth, and certainly in comparison to most older terraced houses in the area.

Another traditional roofing element, the Dormer window, has been added to the basic mansard form to add visual interest to the roof line and to relate to the composition of the facades below. The existing houses are characterised by a central section of windows and cladding which is set back from the brick walls to either side. The dormers in the proposed roof extension relate directly to this, and thereby continue the vertical rhythm of the original buildings. Two sets of windows to the front façade are aligned with those below, in order to give a more formal appearance, whilst to the rear a set of sliding glass doors, divided to align with the windows below, give a more informal appearance which reflects the full width doors to the ground floor. These doors also have a simple steel juliet balcony in front of them which provides guarding and matches that of the 1st floor balcony below. These balconies do not have space to step outside and therefore avoid the problems associated with the build-up of domestic clutter being visible from the street.



Unified roof lines to existing and proposed roof extensions



Block model showing set back of 24-32 Elliott Square



Block model showing set back from road and landscape zone

# 3.0 Development Proposals (cont)

The extensions are clad in pre-weathered zinc standing seam panels, which is a high quality and traditional roofing material. Their durability and low maintenance characteristics make them ideally suited to this use and mean they will age well over time. Aluminium framed windows and doors will be painted to match the zinc to give a simple unified appearance to the extensions. Railings to be painted black to match the existing.

It should be noted that this form or roof extension has been adopted successfully, albeit in a more traditional form, for the Nos. 4-12 Elsworthy Rise, which lie on the eastern edge of Chalcot Square (see photo on page 22).

#### 3.4 Townscape Analysis

As well as considering the relationship of the proposed extensions to the existing buildings, much thought has been given to the potential impact on the surrounding blocks in the square, on the streetscape of King Henry's Road and the conservation area. A number of key issues have emerged from our analysis, which demonstrate how these extensions would sit comfortably within their setting, as follows:

#### • Unified Roof Lines

Being constructed at one time, the extensions would present a unified roof line and coherent appearance to the terrace. This is critical, and is demonstrated by other roof extensions that have been successfully added to surrounding houses in groups so as to avoid individual extensions disrupting a unified roof line (see diagram opposite).

#### • Set Back from Road & Landscape Screening

As both terraces are set back from King Henry's Road by some 10m, the impact of any extension on the street scene is significantly reduced (see diagram opposite). In addition, the back gardens between the houses and KHR form a landscape zone which, together with the mature trees along the street, have the effect of softening and partially screening the extensions, thereby further reducing their impact (see diagram opposite).



View showing blocks set back from King Henry's Road



24-32 Elliott Square are 'bookended' by rge right-angled blocks at each end



#### Chalcot Estate Plan - Heights and Numbers of Dwellings

Number of Dwellings in Chalcot Estate

65 Dwellings	2 Storeys
225 Dwellings	3 Storeys
26 Dwellings	4 Storeys
(Non Chalcot Estate)	5+ Storeys
(Non Chalcot Estate)	8+ Storeys
(Non Chalcot Estate)	23+ Storeys

Communal Gardens 🦪 Chalcot Estate Sector Outline 🥑

Storey height analysis diagram

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# 3.0 Development Proposals (cont)

#### • 'Bookend' Framing

The two blocks at either end of the terrace (along LMR and ER) act as 'book ends', framing the terrace and allowing controlled stepping down in height. The distance between the central terrace and book end blocks also provides 'breathing space' so that the extensions do not appear to cause a sudden step in height (see diagram opposite & street elevation on drawing 1694\_P03). In addition, the 'bookend' blocks present their blank gable ends to King Henry's Road rather than their front elevations, so do not read as a continuation of the central terrace.

#### • Scale of Buildings Opposite

By adding height to the existing terrace, the extensions help to create a better 'balance' with the much larger scale of the Victorian buildings opposite, as can been seen from the long section on drawing 1694\_P03. They remain subservient to the existing period houses in terms of scale: even with the proposed extensions, the new roof height will be below the eaves line of the buildings opposite.

#### • Scale of Buildings Across the Estate

As can be seen from the storey height analysis shown on drawing 1694\_P10, houses within the estate range from 2 – 4 storeys. Whilst typically most blocks are of a consistent height, 2, 3 and 4 storey houses are often arranged in close proximity to each other, so that a 2 storey block is seen in close proximity to those of 3 or 4 storeys. Therefore, part of the visual character of the estate is often a marked difference in height between adjacent blocks (see photo below). This is important, as planning guidance often refers to the impact of extensions on a consistent roof line which would be expected for a typical terraced street. In this location, the proposed addition of a storey to the whole terrace will form a balanced composition in relation to the adjacent blocks, so will be consistent with the character of the estate.



View of Quickswood showing close proximity of 2, 3 & 4 storey terrace houses



Proposed 3rd Floor Plan





Proposed Detailed Sections

# 3.0 Development Proposals (cont)

#### 3.5 Internal Layout

The extension contains a bedroom (17.5m2), bathroom (5.4m2) and study/bedroom (17.5m2), with staircase leading from the second floor. The areas of the existing houses and proposed extensions are as follows:

54.5m2
54.5m2
54.5m2
163.5m2
47.3m2

#### 3.6 Accessibility

The proposed roof extensions are accessed by means of a staircase that will be an extension of the existing staircase, and will be constructed to comply with Part K & M of the Building Regulations. As such, levels of accessibility to the roof extensions will be as for the rest of the house. If the additional bedroom becomes the primary bedroom in the house, the adjacent bathroom is of sufficient size to accommodate a WC, basin and bath.

### 3.7 Construction, Sustainability & Energy Use

The extensions will employ a lightweight form of construction that imposes minimal additional load onto the existing buildings and uses the existing party walls to provide support for the new roof and ensure good fire and acoustic separation (see drawing 1694\_P06). In addition, the design allows for the majority of construction to be undertaken without requiring internal access, thereby minimising disruption to the occupants until the final stages of connection with the rest of the dwelling.

The existing houses are constructed with uninsulated cavity walls and uninsulated flat roofs, which means their thermal performance is poor and their energy consumption is high in relation to their size. The proposed roof extensions, which will have walls and roof insulated to current Part L Building Regulations, provide an ideal opportunity to improve the overall thermal performance of the houses and initial calculations have shown that this will result in a saving of approximately 30%, in terms of energy required to heat the buildings.

#### 3.8 Impact on Amenity of Neighbouring Properties

The potential impact on the amenity of neighbouring properties has been carefully considered with respect to the proposed extensions, and the conclusions summarised as follows:

• Windows to the front and rear elevations do not face front or rear windows of any other houses in Elliott Square, so no potential overlooking issues will occur as a result of these extensions. The windows of the extension face the houses on King Henry's Road, but these are between 29-32m away, and have no more impact on privacy to those houses than already exists.

• A daylight and sunlight study has been undertaken to assess the potential impact on daylight and sunlight levels to adjacent houses (see drawing 1694\_P08). This assessment was carried out in line with the methodology contained in the British Research Establishment (BRE) publication *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice*, both before and after the construction of the extensions, for No 18 Elsworthy Rise and No 10 Lower Merton Rise, which are the two houses that would be most effected due to their proximity. As can be seen from the results, both properties would have a reduction in daylight to their ground floor rear windows (5% to No 18 ER and 11% to No 10 LMR), but this would be well within the BRE and Camden guidelines of up to 20% reduction, meaning no materially noticeable change should occur to the daylight levels in those properties.