

Design and Access Statement

Planning application No:
2017/4422

Date: 08/11/17

Revision :

Proposal: New side dormer and refurbishment of existing front and rear dormer
Location: Flat B, 160 Camden Road, London, NW1 9HJ
Applicant: Mr Simon Burbidge

1. Introduction

This Design and Access statement (DAS) has been developed to address comments raised by Mark McCarthy from the Rochester Conservation area.

It is accepted that a DAS is not a planning application validation requirement to enable these proposed works to be evaluated by Camden Council Planning Officer, however as Mark McCarthy's comments relate to matter contained with the Camden Square Conservation Area Appraisal and Management Strategy document it was felt the best method to give as response.

It also needs to be noted that the comments raised by Rochester Conservation area were not actual an objection to what has been proposed. This DAS will demonstrate this fact on point by point bases.

A new set of proposed drawings are to be submitted to support this DAS statement which will confirm that what has been originally proposed with respect to the side dormer has not changed. What has changed though is what Rochester Conservation area is seeking on the existing front dormer, which we accept is currently not part of the current application submission.

2. Existing / Use

2.1 The existing residential use continues.

2.2 Original Building and site

The following paragraph has been obtained from Rochester Conservation area in the response dated 06/09/17

"No 160 is one of the classic double-villas, with ground leases from the Camden Estate taken by individual builders within the overall plan set by the estate manager, Mr Joseph Kay (Lord Camden's architect/surveyor a founder member of the RIBA). They were built early in the development of Camden Road north of St Pancras Way in the 1840s, with full gardens leading to a service mews behind (before Camden Square was built). Although the west side of the road has been badly damaged by twentieth century re-building, Nos 99-105, opposite the

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applicant site, are intact and the row uphill on the east side of Camden Road (higher 'even' nos.) also remain as important evidence of the original development. (Some are hidden behind garden trees – no 160 shares a fine plane with no 158.)”

This is a statement of fact therefore which cannot be viewed as an application objection.

2.3 Landscaping

The following paragraph has been obtained from Rochester Conservation area in the response dated 06/09/17.

“It is a pity the application form does not state that there is a large mature plane tree “within falling distance” and that the site is visible from the Camden Road”.

Response – It is accepted that this specific tree mentioned does have an impact to the application as it assists in totally obscuring the proposed location of the side dormer. The following photo confirms this impact.



Photo No1 – View directly in front of property.

The size and location of this tree which is to remain should be viewed as a positive supporting issue rather than an objection.

2.4 Site Context - Surrounding streets and uses

Photo below demonstrates that the proposed side dormer could not be seen at pavement level due to the large roof soffit overhang.

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Photo No2 – View taken at street / pavement level next to the tree

The buildings in the street are detached residential. The adjoining buildings are of the same design, storey, and height with pitched slate roofs. The plan forms of the buildings in the area and the detailing of the buildings varies to a great extent. There are also a number of properties (188, 186, and 164) with side dormers larger than what we propose.



Photo No3 – View taken at street / pavement level of property No188

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2.5 Building form and layout

There is an overall uniformity to the area established by the similarity of the heights of the various terrace houses and the use of materials.

The following paragraph has been obtained from Rochester Conservation area in the response dated 06/09/17

“The existing front roof extension window appears not to follow Camden's guidance: it is too wide (compared with those on the houses either side), and the metal frames used surround casement windows which are wrong for the period. The wide-eve hipped roofs of these villas, over three front windows, are a strong aspect of design, in contrast with opposite 99-101 (shallow valley roofs and front pediments) or 103-105 (narrower 2-windowed front). The public view from the road across the side of the roof is a feature which would be seriously affected by the proposed additional dormer. Slates on the walls of the dormer would be out of character”

This comment is an objection on an existing front dormer which is not part of the planning application as new works relate to a new side dormer. It was accepted that this cannot be viewed as an application objection issue as it is totally unrelated to the current application.

Rochester Conservation area wishes for this front dormer to be completely removed from the roof which will not happen. The applicant is willing to refurbish the existing front dormer and install new bay windows in keeping for the period of the house to match the other existing front bay windows to fully address the concerns raised, of course on the understanding that the side dormer is approved.

Erosion of original details - Some recent development has been carried out with poor finishes, pointing and obtrusive services. Works have also been carried out both under permitted development rights and without planning permission which do not preserve or enhance the character of the conservation area, for example: window replacement from timber to uPVC, changing sash to awning windows, fitting glazing bars in a pattern that predates the original development, and the removal of or failure to reinstate desirable original details.

This application wishes to address these issues by adopting original features of the property not only for what has been proposed but what also exists.

2.6 Context over looking

N/A

2.7 Materials

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The existing building is constructed of London stock brick. The roof is pitched and slated. The surrounding buildings are similar. Side dormer, including now the front and rear dormers will use materials in keeping with the period of the house.

3. Assessment and the amount of Development

3.1 Evolution of the design

3.2 The design seeks to improve the present accommodation by improving the amount of accommodation and its layout and improving the levels of natural lighting into the new side dormer.

- To undertake refurbishment / repairs to the existing roof dormers
- To replace windows to existing roof dormers with bay type, which are also proposed for the side dormer, so that all three dormer adopt the same period design of the original house
- The strategic design principles behind the design process are as follows:
 - To increase the amount of habitable space.
 - To provide as much natural daylight to the existing habitable space permitted by building regulations and to improve energy efficiency.

4. Scale

The size of the new side dormer to match the same size of the existing dormers

The regular composition of the roof lines is an important element in the appearance of the conservation area which this proposal has adopted.

4.1 Appearance caused by alterations to roofs and dormers

Proposals for alterations to roofs within the conservation area should be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.

5. Appearance

5.1 The proposed works involve a full refurbishment of the interior.

5.2 The external appearance, existing building; windows, down pipes and roofing will be specified to match.

6. Materials

6.1 The energy efficiency of the building will be increased by the need to adhere to latest building regulation requirements. Where possible existing materials will be recycled to reduce unnecessary waste disposal. Slate (Welsh) tiles may be used as part of the new maintenance works to the existing pitched roof.

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6.2 Roof materials are typically Welsh slate, and artificial slates will be avoided.

7. Access to the Development

7.1 Access / entrance to the existing dwelling will be remaining unchanged, along with the existing entrance door.

7.2 There will be no alterations to the existing vehicular access, as there isn't any off-street parking connected to this property.

8. 7.12 Sub-division of houses

The following paragraph has been obtained from Rochester Conservation area in the response dated 06/09/17

"There appears also to be separation into multiple occupations."

It is accepted that over sub-division of houses constructed for single family occupation can have detrimental impact on the appearance of the conservation area through external alterations, extensions and possible demand for additional car parking spaces can have an impact.

Furthermore the creation of additional units within the roof space or through excavation of a basement area will not therefore normally be acceptable where it is demonstrated that such works would cause harm to the character or appearance of the area.

Response – This comment is relates to housing and owner occupation matters where it is proposed to increase the occupation. The conclusion is that this cannot be viewed as an application objection issue as it is totally unrelated to the application and proposed works. The sub-division already exists and has been in place for many years. What has been proposed are the creation of new en-suite bathroom within an existing occupied loft space and not the creation of additional habitable bedrooms.

9. Historic Impact

Alterations to the property, including the refurbishment of windows have been considered as part of the proposed design and, appearance, proportions and materials. The original buildings characteristic features such as doors, windows, roof details have been positioned to marry up with the overall external appearance of the building.

10. Conclusion

The proposed new and refurbishment works are in appearance are unassuming and appropriate to both site and context. In design terms it is totally sympathetic and respectful the properties period and adjoining neighbours.