

**27 Healey Street**

Camden, London, NW1 8SR

**Martin Evans**  
Architects

## DESIGN & ACCESS STATEMENT

December 2017

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TERRACE ROOM, HEALEY ST.

## **27 Healey Street**

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### **DESIGN & ACCESS STATEMENT**

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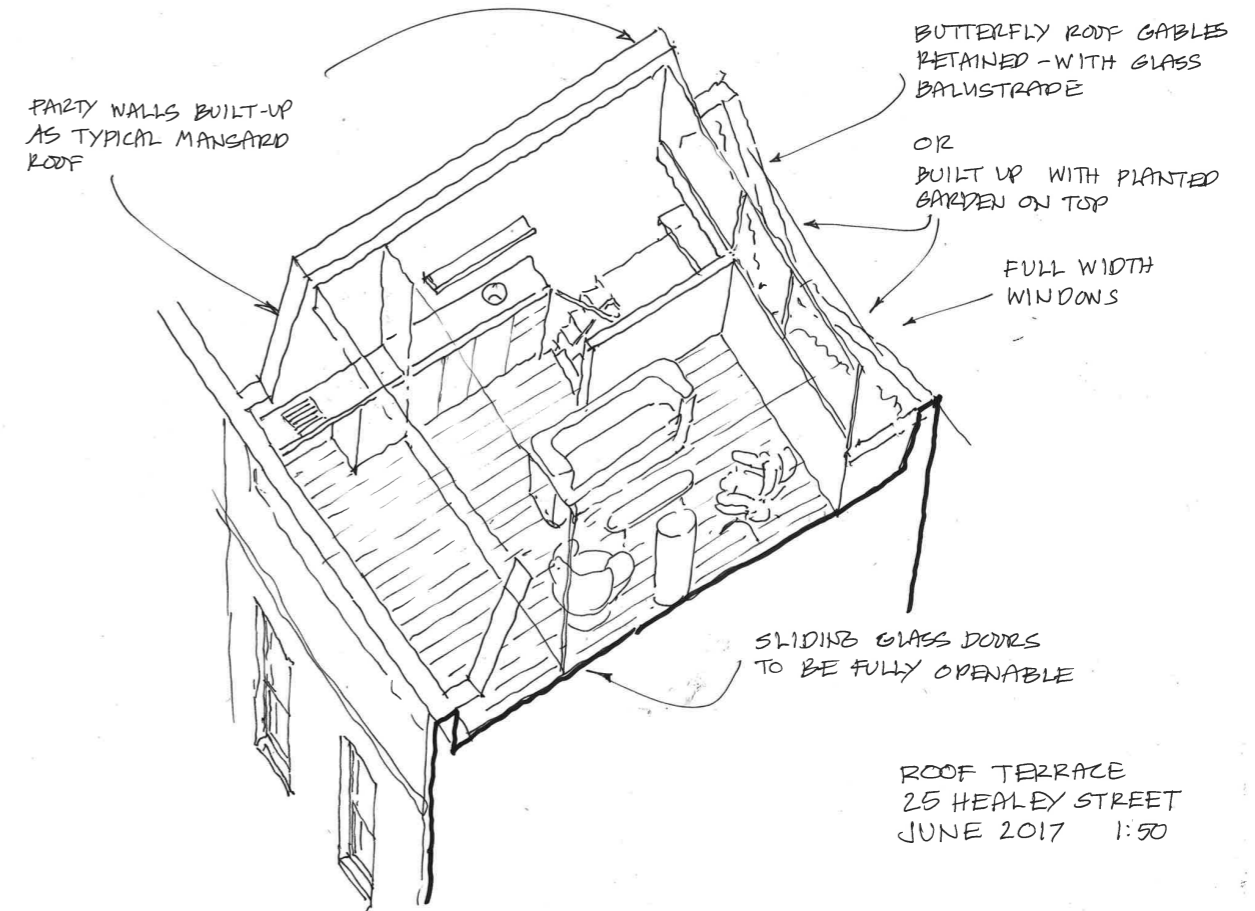
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1. Introduction

This application seeks planning approval for the partial demolition of the existing butterfly roof at 27 Healey Street and the erection of a proposed mansard loft extension and modifications to the internal arrangement. The design and access statement has been prepared to support the planning application for the roof extension following multiple properties roof extension applications along the street. The roof structure will become more rationalised in it's appearance within the proposal and is set back away from the street facing walls in order not to dominate the street. Due to multiple neighbours applying for very similar proposals it is believed that narrative of both, the front elevation on, Healey Street and, the rear elevation on, Grafton Crescent will remain homogenous and in proportion. It is viewed that the approved application at 21 Healey Street is as visible from the rear upon Grafton Crescent as no.27 and therefore should also not be contentious. If applications at 23, 25 & 27 are approved, the proposal will develop a new architectural street rhythm and quality of roofscape. It is therefore viewed that the proposal does not compromise site views along Healey Street & Grafton Crescent to a harmful degree.

We have separated the various elements of the design and access statement into the headings as set out on the contents page in order to fully explain the principles for the proposed scheme, how they relate to the surrounding area and how they satisfy planning policy. Where we can, we have related specific policies to each point of the proposed scheme.



Sketch of proposed dwelling

21 Healy St - Consent



Proposed Healey Street front elevation in context



Proposed Healey Street rear elevation in context



## 2. Setting

The house is located at the cross roads of Healey Street and Grafton Crescent which are in turn sandwiched by Camden recreational fields. The house sits in the center of a terrace oriented East to West. Healey Street runs North-South abutted by Castle Road, to the north, and Prince of Wales Road. The property can be accessed and is on full view from Grafton Crescent to the rear.

Healey Street consists entirely of large terraced houses all of a similar design and style. The roofscapes are lined with butterfly roofs behind a tall front parapet. Many of the houses along the street have either built roof extensions or have received approval. It is a pleasant tree lined street with attractive small front gardens which connect to Healey Street, having the rear garden upon the south either abutting a terrace along Grafton Crescent or the street itself. Parking is predominantly upon the street. Many of the front gardens have low brick walls with planting and tiled entrance paths leading up to the front doors of the properties, this is the typical character of the street.

Several recent applications have been submitted to the council, some of the successful and others less so. The applications vary in scale, however, predominantly seek to create a mansard roof extension.



Rear elevation from Grafton Crescent



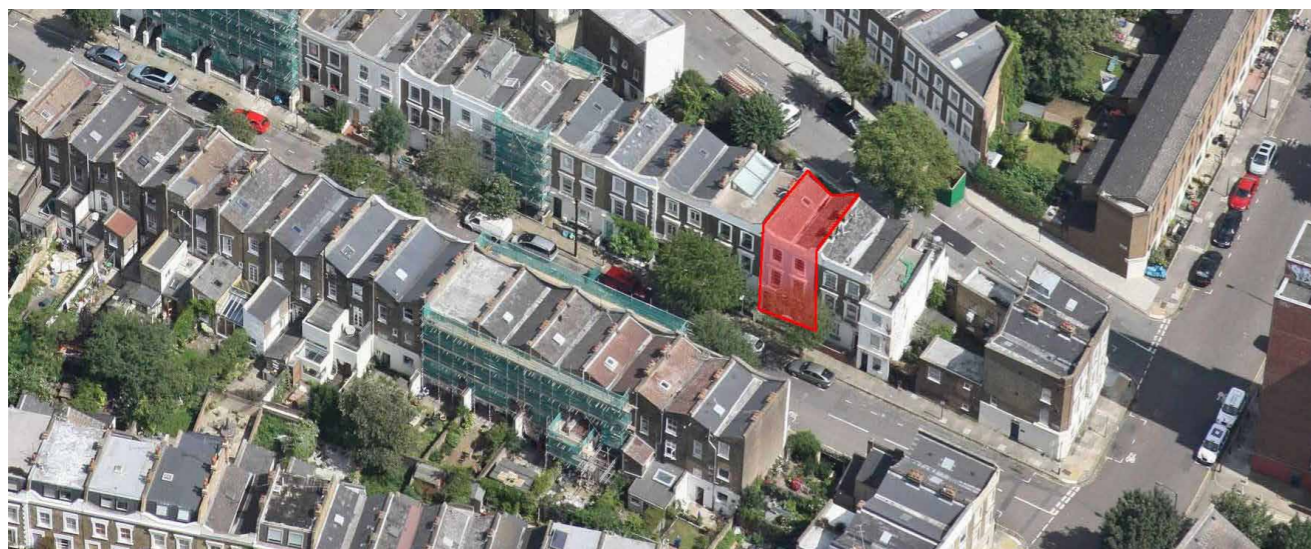
Rear elevation from Grafton Crescent



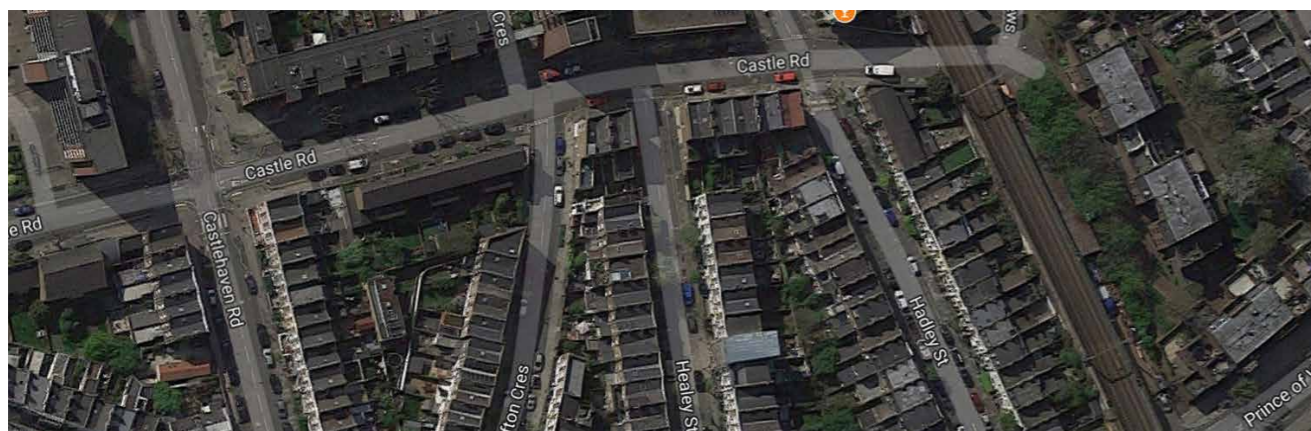
Front Elevation from Healey Crescent



Rear Elevation of Healey Street From Grafton Crescent



Aerial photograph of the site location



Aerial photograph of the site location



### 3. The property

The dwelling itself is a small terraced house of traditional mid 19th century architecture. It's design and detailing are typical of the Georgian period and are archetypal of this part of London. The house lies on the South West corner of a cross road where each corner has a similar style building. Many of these properties along the terrace have undergone adaptations and extensions.

The front facade of 27 Healey Street has london stock brick walls at the upper half of the ground floor with the lower first floor of the dwelling being painted render. The house typically has attractive and original large windows with white rendered surrounds on the front elevation. The windows are sash with divided timber transoms and mullions of original appearance. The property has an existing rear extension of modern appearance it is highly visible from Grafton Crescent. The extension consists of two storeys and is painted white render with large slot windows.

The existing roof consists of a retractable angled glazed roof access hatch that leads on to a flat roof. The original pitched butterfly roof has been removed.

The site is not listed and is not located within a conservation area.



Location plan with highlighted roof extensions that have received planning in red (2017)



Rear Elevation of Healey Street From Grafton Street

#### 4. Design approach

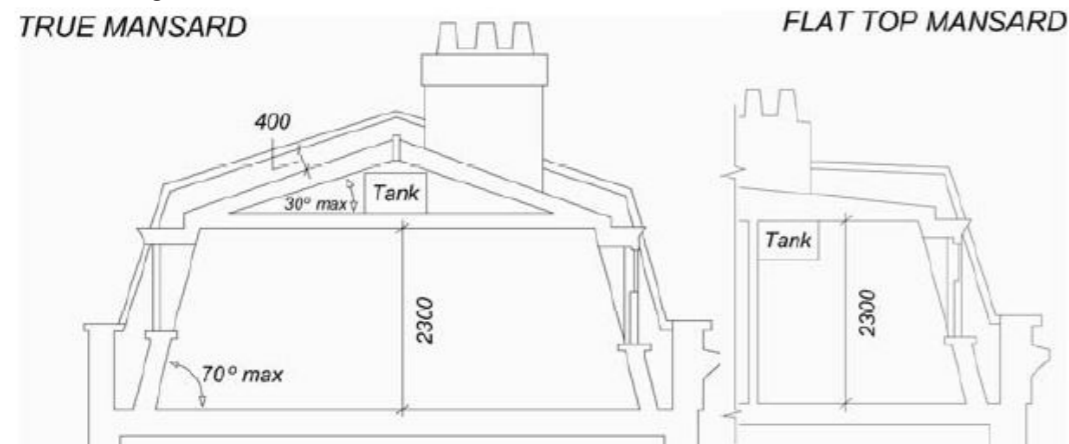
The purpose of the extension is to update the living and kitchen facilities of the house allowing it to support a growing family for the future. The applicant seeks to introduce a mansard roof extension to replace the existing flat roof with glazed access hatch. The applicant would like to retain the ground and first floors as they currently exist.

The rear wall of the roof extension has been set back away from the existing rear wall in order to minimise imposing views from Grafton Crescent. The party wall of the property will need to be raised on both sides in order to accommodate the development. The roof of the dwelling has been rationalised to provide a more cohesive design in terms of heights, pitches and flat roofs. The overall height of the roof has been raised by no more than 2500mm to allow for extra head room in the converted attic. This height does not exceed the approved proposal at 21 Healey Street, the adjacent properties height, and therefore does not impose upon the street scene. The extension will be mainly constructed in glazing with a flat roof. Drainage will run into the existing hopper to the rear of the property.

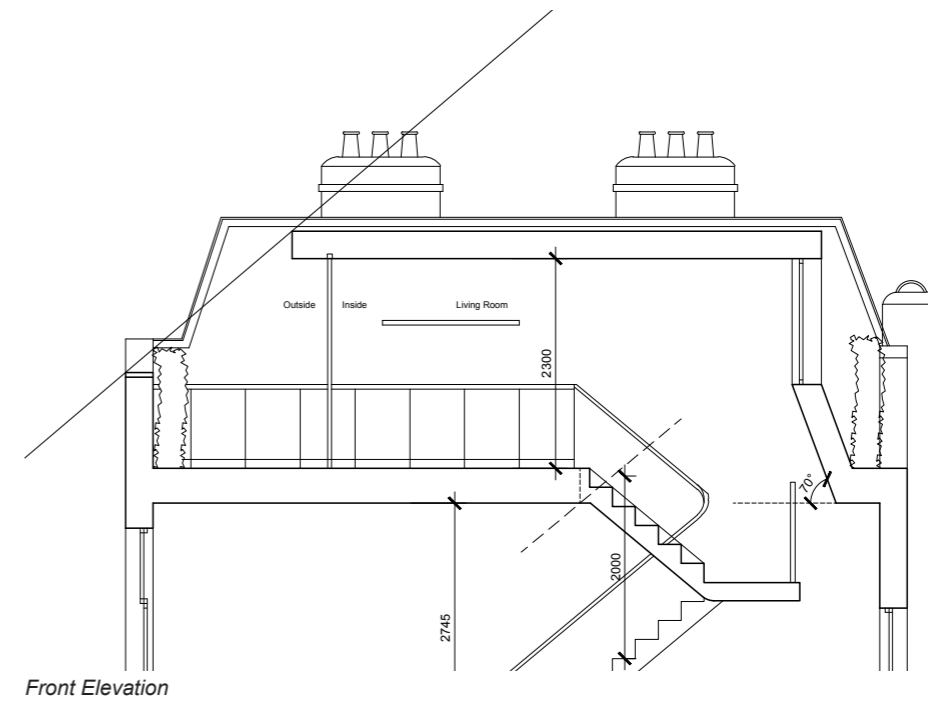
The proposed extension will allow for additional living facilities for this young growing family. The first floor will contain new kitchen and living room facilities whilst the new attic floor will contain a living room and small outdoor facilities. Large glazed panels will allow for the top floor to open out to be a semi-external space.

It has been recognised within a previous approved application that "Due to the juxtaposition of streets in the area, the rear of Healey Street does not feature prominently in wider views, but, rather, appears as a subordinate backdrop to the front of Grafton Crescent. Given this, and the wide and varied range of changes to the rear of Healey Street, I find that the proposed development would appear neither dominant nor incongruous, but instead, it would simply form one of a number of subordinate changes to the rear of the terrace." We therefore feel that if this application, (21 Healey Street) which is located between 19 - 31 Healey Street, believed to be visible and prominent from Grafton Crescent, received planning approval, this application should also. It has been recognised by planning officers that there exists roof extensions at 15 & 25 Healey Street and it is accepted that these extensions did not cause any unacceptable harm to the existing roofscape.

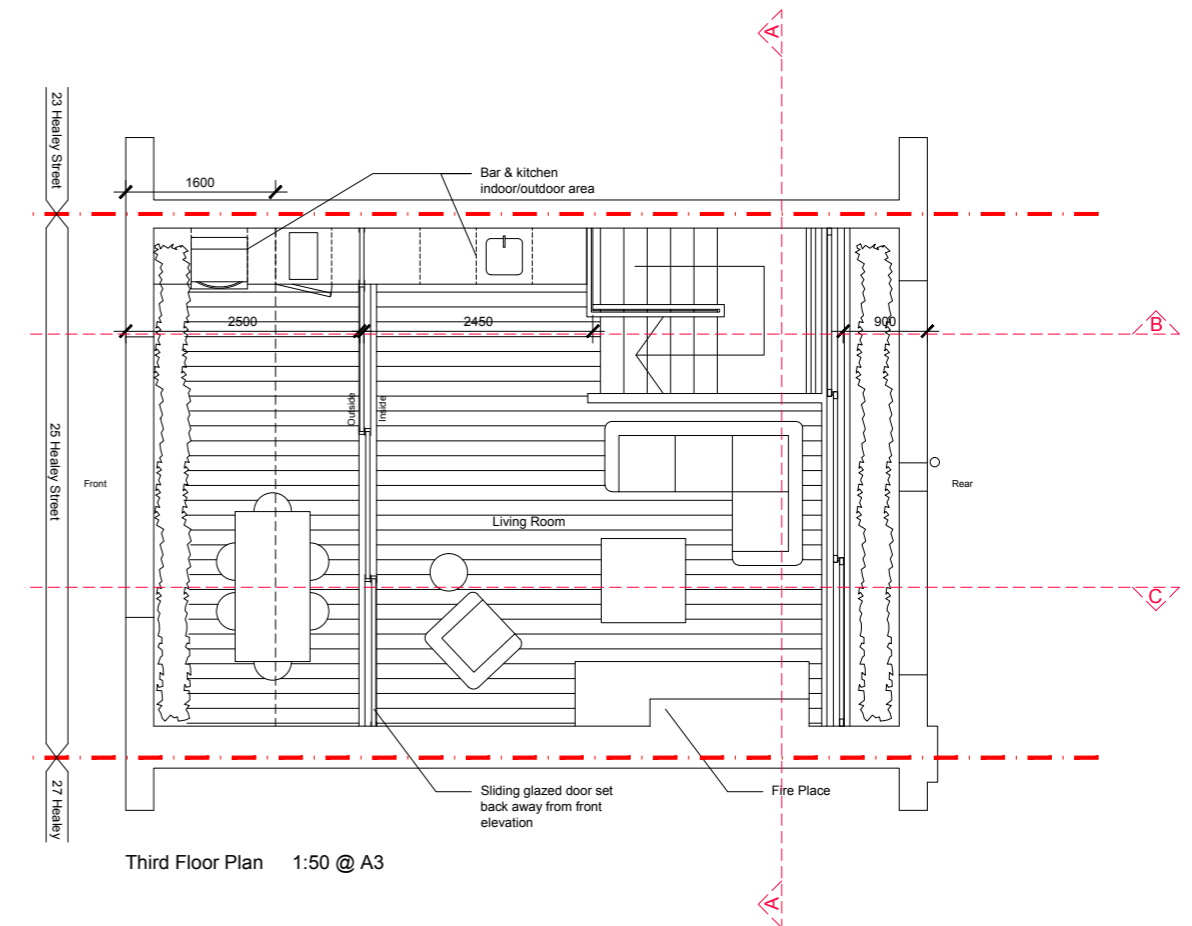
It is known that 25 Healey Street would like to apply for a similar application and 23 Healey Street have had multiple attempts to gain planning approval. If these dwellings were both to receive approval for mansard extension there would be a row, from 21 to 27 Healey street, of houses whom all have mansard roof extensions of similar design.



Mansard roof - Camden Planning guidance



Front Elevation



Third Floor Plan 1:50 @ A3

Proposed 3rd Floor Plan

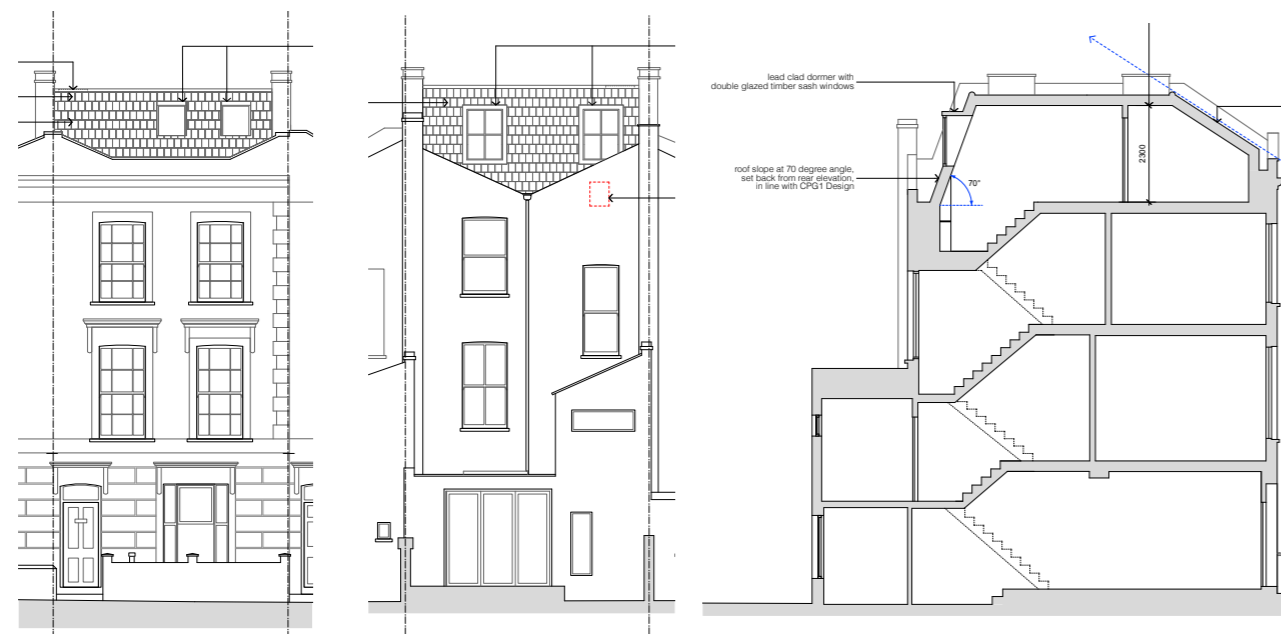
## 5. Other mansards along the street

### 11 Healey Street 22nd September 2017

Decision: **Granted**  
David Joyce

#### Reasons for approval

- It is considered that only the properties at 19 - 31 Healey Street are visible and prominent from this road and therefore the application site is not in view from Grafton Crescent.
- The terrace along the eastern side of Healey Street remains largely unimpaired by extensions at roof level and guidance resists extensions which erode such an unaltered roofscape. However a mansard roof extension has been very recently allowed on appeal on 27.07.2017 for the next door property of no.13.
- This neighbouring mansard was allowed on appeal on the basis that, according to the Inspector, the street has already a preponderance of similar roof extensions that has altered the appearance of the area without causing significant harm. It was considered that the proposed development would be largely unseen from the street and would be sympathetic to the host building and the area. Nos 15 and 25 Healey Street have roof extensions and it was considered that these extensions did not cause any unacceptable harm to the existing roofscape.

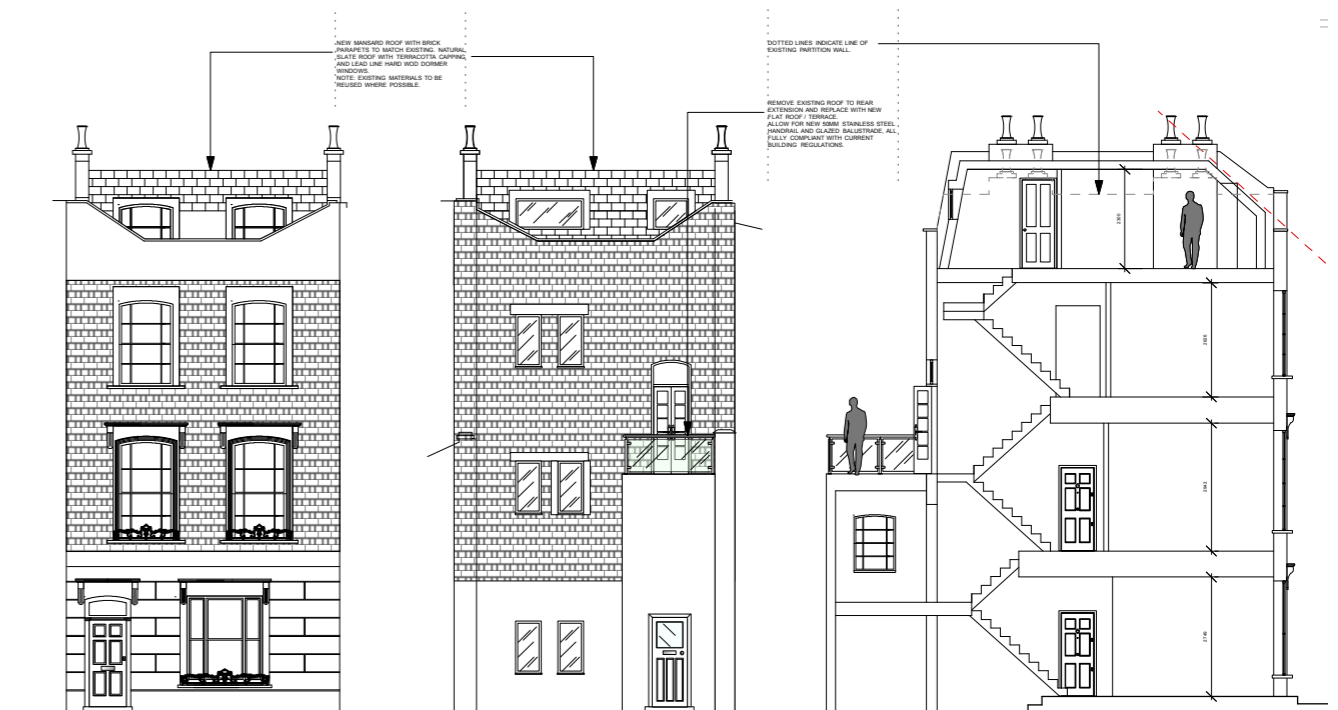


### 13C Healey Street 14th August 2017

Decision: **Granted**  
D Guiver

#### Reasons for approval

- The rear of the building is partially visible from Grafton Crescent. The proposal is to construct a mansard roof extension and a rear roof terrace atop the existing two-storey rear extension.
- Some houses on Healey Street have mansard roof extensions and there are in excess of 20 properties that incorporate a similar roof extension within 50 metres or so of the site. Because of the narrow aspect of Healey Street, the mansard extensions that have been constructed are hidden from view to a considerable extent behind the roof parapet, even when viewed from the opposite side of the road. In contrast, some of the similar developments in the surrounding area are highly visible from street level, especially those on the adjoining Prince of Wales Road.
- I am aware that Nos 15 and 25 Healey Street have roof extensions that the Council states were constructed without the benefit of planning permission. However, I have no further information to show when these were constructed or if the Council has taken any enforcement action. I consider that these extensions do not cause any unacceptable harm to the existing roof-scape and insofar as they inform the appearance of the area I give the presence of these extensions significant weight.



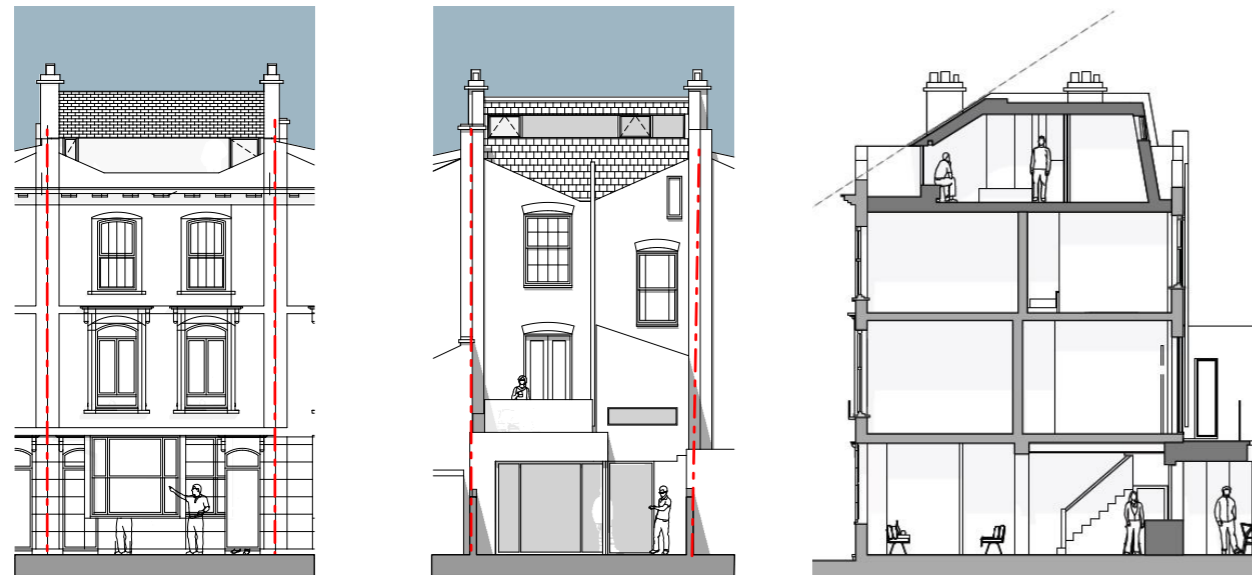
## 21 Healey Street

19th July 2016

Decision: **Granted**  
N McGurk

### Reasons for approval

- During my site visit, I observed that many dwellings have been extended, and/or altered, especially to the rear, where there are numerous extensions of various shapes, sizes and forms. Whilst varied in style, the extensions and changes to the rear of the terrace within which the appeal property is located, tend to appear subordinate to host properties and due to the overall height and massing of the terrace, do not appear unduly dominant or intrusive.
- Due to the height of the terrace, the valley roofs of dwellings are, to some considerable degree, hidden from view from street level along Healey Street
- The Council, in support of its case, states that the roof line along Healey Street is unaltered, but then goes on to refer to an existing "rooftop box structure at number 23." During my site visit, I observed changes to the roofscape at Nos 15 and 25 Healey Street. Consequently, the proposal would be situated within an already altered roof profile, albeit, this would not lead to any significant harm.
- Due to the juxtaposition of streets in the area, the rear of Healey Street does not feature prominently in wider views, but, rather, appears as a subordinate backdrop to the front of Grafton Crescent. Given this, and the wide and varied range of changes to the rear of Healey Street, I find that the proposed development would appear neither dominant nor incongruous, but instead, it would simply form one of a number of subordinate changes to the rear of the terrace. As such, it would appear in keeping with its surroundings.



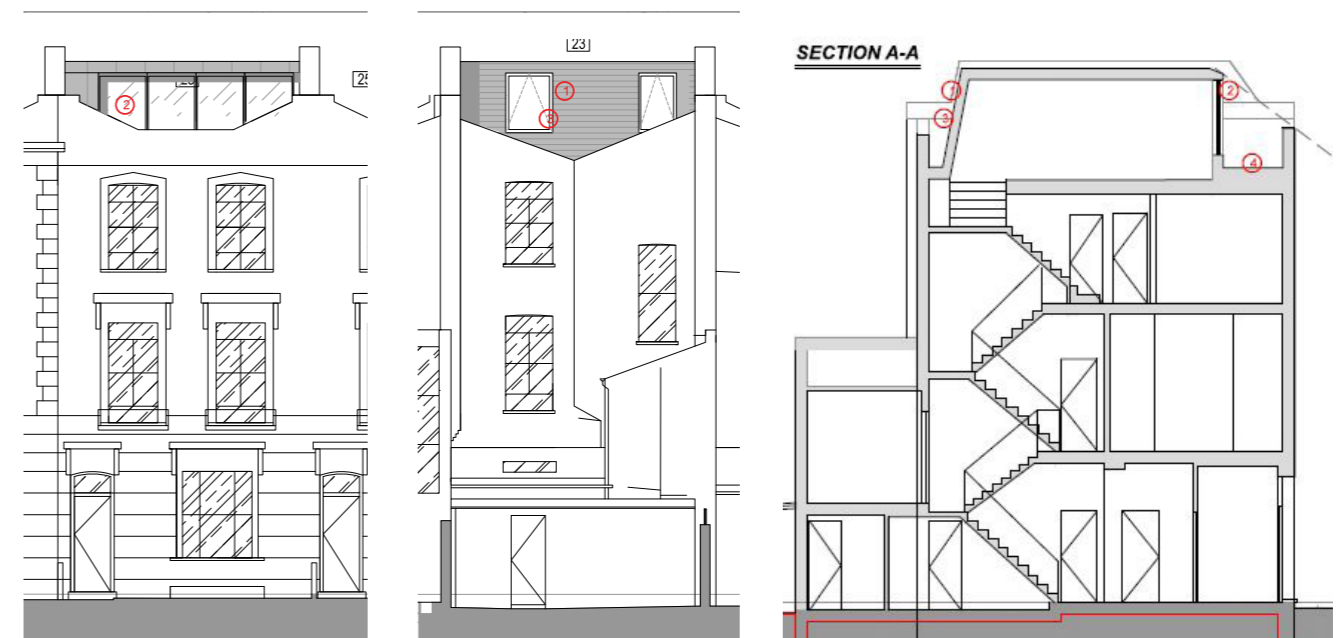
## 23 Healey Street

2nd February 2017

Decision: **Refused**  
Alastair Phillips

### Reasons for refusal

- There are existing small roof extensions at Nos 15 and 25 Healey Street, neither of which is visually prominent. Although at present there remains a prominent and consistent roofline to the rear of the terrace which is particularly important in defining the character and appearance of the row of properties and the area, generally, this would be somewhat disrupted should the planning permission at No 21 be implemented.
- The extension the subject of this appeal would effectively fill the gap between two peaks of the roofs. Consequently, it would break the rhythm and pattern of the established roof design which is strongly evident from the rear. The overall design, bulk, height and size of the extension with its steeply angled roof slope to the rear and close proximity to the existing rear parapet wall means that it would be visible from street level to the rear. Although it may not be very prominent from the ground close to the site, it would nonetheless be clearly and markedly visible from Grafton Street and from angled side views as a dominant roof scape feature.
- Furthermore, the architectural rhythm and quality of the roof scape viewed from the upper floors of properties in the immediate vicinity of the site along Healey Street and Grafton Crescent would be compromised to a harmful degree.
- I fully recognise that the proposal may be very similar to the approved development at No 21 and that the implementation of the scheme at No 21 may lead to the rhythm and pattern of the roof being broken. However, in my opinion the development and the combined effect of the two adjacent roof extensions would be particularly prominent and would dominate the local roof scape to the detriment of the character and appearance of the area.





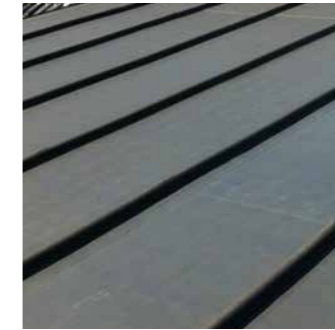
## 6. Materials

The existing buildings around the site are generally constructed of yellow London stock brick. The immediate neighbouring dwellings have a render at lower levels with white painted render surrounds to the windows. The proposed mansard extension at 21 Healey Street boasts a large slate tiled roof, with sharp pitches.

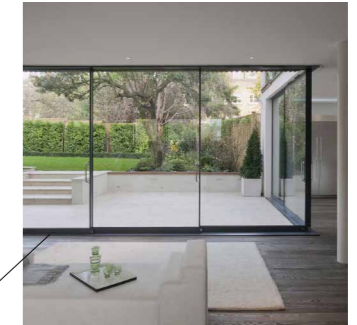
The proposed extension at 27 Healey Street uses a simple palette range of materials and colours. These adhere to the typical style of the Camden aesthetic. The front and rear of the extension will be fabricated with large sliding doors and windows set back over a meter from the facades of the building. The windows will have dark powder coated metal frames to create a subtle appearance in the streetscape. A thin metal clad flat roof will oversail the glazed doors

## 7. Privacy and overlooking

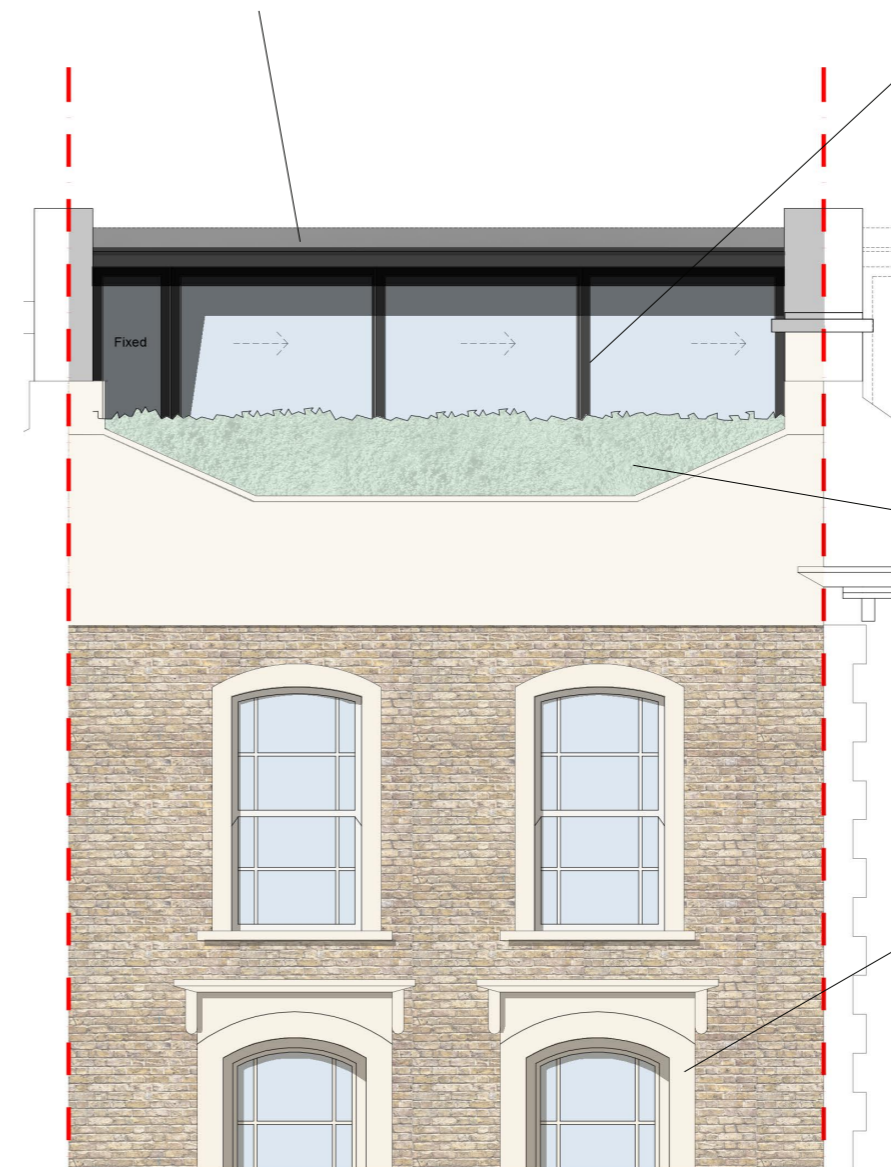
The property is bound by terrace buildings and has direct views from both Healey Street and Grafton Crescent. The rear garden leads on to Grafton Crescent with no building coverage. It is therefore important to create a rear facade that is homogenous and sympathetic in its setting. Due to the set back from the front and rear ediface of the building and the introduction of planting along the parapet there will be appropriate amount of privacy and reduction in overlooking.



Sarnafil roofing



Powder coated metal framed double glazed sliding windows



Planting to soften elevation



Existing rendered surround windows

Material Palette  
Front Elevation

### 8. Conclusion

The proposed scheme for the extension and internal arrangements at 27 Healey Street is a suitable proposal for Healey Street, Grafton Crescent and the neighbourhood as a whole. The overall proposal is very in keeping with the existing design of the house and the surrounding environment.

The proposed roof extension is a subtle infill and with the approval of other roof extensions along Healey street it will not appear out of context, or break the rhythm of the street. It was argued within a previous approved application that, according to the Inspector, the street has already a preponderance of similar roof extensions that has altered the appearance of the area without causing significant harm. It has already been recognised that Nos 15 and 25 Healey Street have roof extensions and it was considered that these extensions did not cause any unacceptable harm to the existing roofscape. It is therefore believed that further alterations should not bear any significant impact to the character of the area.

It has been considered by planning officers in previous applications that only the properties at 19 - 31 Healey Street are visible and prominent from this road and therefore the application site is not in view from Grafton Crescent. 21 Healey Street sits within these house numbers and has previously received planning approval, therefore it is only appropriate that this application also receives approval.



Proposed rear elevation