

Design & Access Statement

Project: Alterations
at 4 Allcroft Road, London, NW5 4NE

Reference: 1702_R002

Date: 19/02/2018

Applicants: Tim and Lucy Griffiths
4 Allcroft Road
London
NW5 4NB

Agent: Neil Kahawatte Architects
Unit 310
4 Fortess Road
London
NW5 2ES



View of front of house (with red door) as existing

The Proposal

The existing property is a 3-bedroom maisonette, arranged over the upper ground and first floor of a Victorian terraced house, situated on the west side of Allcroft Road and towards the eastern edge of the West Kentish Town Conservation Area.

The property is the family home of the applicants and they wish to replace the existing roof covering and provide a glazed roof lantern to improve the internal accommodation and provide improved thermal performance. These alterations would be below the level of the existing roof parapet so would be completely invisible from the surrounding streets and gardens.

Uniquely at this site, the butterfly roof profile was removed historically, providing a raised brick parapet that conceals a roof terrace, which appears to be a post-war alteration to the building fabric. Under these proposals there would be no change to the existing roof profile, while the new internal stair arrangement would also provide safer access to the well used and long established terrace.

The proposal also includes the replacement of an existing casement window to the rear outrigger with a traditional sash window. The proportions of this window would be similar to the existing adjacent sash window at this level.

The proposed scheme is minor in nature and the alterations at roof level would not be visible. The replacement window at the rear would be more appropriate to the character of the existing property and, in this way, enhance the character of the conservation area.



The front elevation of the house remains unchanged by these proposals

Pre Application Process and Planning Policy

Prior to submitting this application pre-application discussions were held with Camden (ref: 2017/3992/PRE). The planning officer stated that views from both the front and rear of the property should remain as existing, although alterations below the existing parapet level may be acceptable where these are 'subservient and not visible'. As a result of this process the proposals submitted with this application have been substantially revised so that the alterations to the roof remain below the level of the existing parapet and are therefore not visible from surrounding streets. In this way, the proposed scheme is demonstrably subservient to the existing building.

The proposals have been designed in accordance with the Camden Core Strategy and the Camden Local Development Framework by:

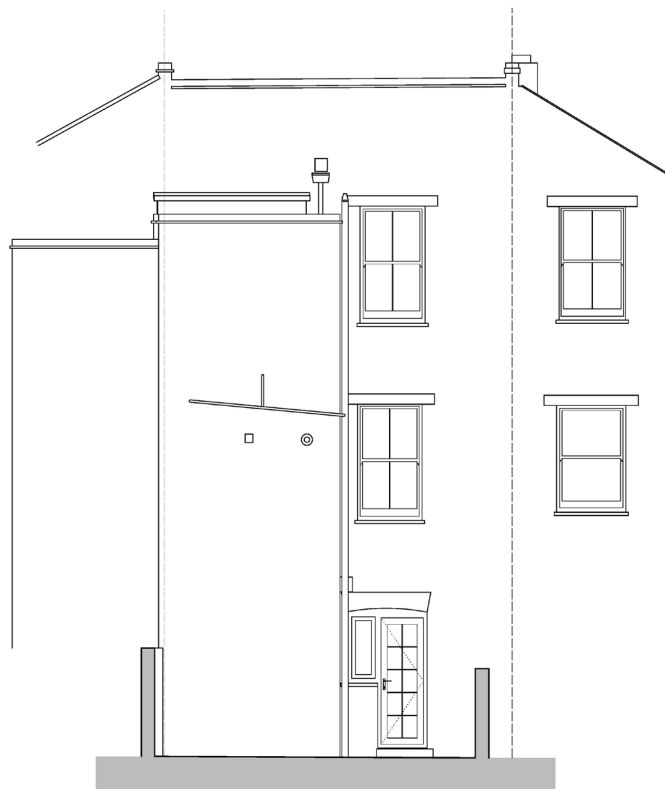
- Providing quality homes (CS6);
- Promoting high quality places and conserving our heritage (CS14);
- Promoting sustainable design and construction (DP22);
- Securing high quality design (DP24);
- Conserving Camden's heritage (DP25);
- Managing the impact of development on occupiers and neighbours.

The proposals have also been informed by the following design considerations noted within Camden Planning Guidance CPG 1:

- Effect on the character and appearance of the Conservation Area (3.4);
- Scale and visual prominence (5.0);
- Effect on the established townscape and architectural style (5.0).

In particular, the design responds to guidelines given in the West Kentish Town Conservation Area Statement, by:

- Concealing the roof terrace behind the existing roof parapet, avoiding additional overlooking (CB29).



The roof profile at the rear of the property remains unchanged by these proposals

Daylight & Sunlight

The proposed works do not have any impact on the skylight or sunlight available to neighbouring windows or external spaces.

Flood Risk

The Environment Agency's flood risk maps show the site to be within Flood Zone 1 (land with less than 1 in 1,000 annual probability of river or sea flooding). The proposals are all at upper ground floor and above, and will have no detrimental effect on the overall drainage condition of the property, site, or surrounding area.

Sustainability

The roof will be constructed to contemporary standards, increasing the insulation of the external envelope and reducing the overall energy requirement of the property. Improved levels of natural light will be provided via a glazed roof lantern, reducing the need for artificial lighting internally during hours of daylight.

Access

Access to and from the property will not be affected by the proposed works. The increased area of the kitchen and additional WC facilities at the upper ground level, will provide increased amenity to any residents or visitors with visual or mobility impairments.

Parking Provision

Parking is on street and is unaffected by these proposals.

Trees

There are no trees within falling distance of the proposed works.