

DESIGN AND ACCESS STATEMENT

Address: 13 Healey Street, NW1 8SR

This statement is to accompany a householder planning application for alterations to a dwelling house at 13 Healey Street, London.

The site comprises a three-storey, mid-terrace Victorian dwelling with a valley roof sitting behind a low parapet on the western side of Healey Street. To the rear the dwelling has a short garden that adjoins the rear garden of the property sitting opposite in Grafton Crescent. The proposal is to construct a mansard roof extension to provide a New 3rd floor level.

The property has no special designation is not a listed building.

Justification:

In order to fully describe the justification behind each proposal the statement should be read in conjunction with the drawing the following drawings: -

083-001 Existing Plan Drawings

083-002 Existing Elevation Drawings

083-003c Proposed Plan Drawing

083-004b Proposed Elevation Drawings

1. A New 3rd floor level is to be created by extending the existing loft space and the removal of the existing valley roof. The rear roof slope will be clad in slate as per the existing valley roof materiality, and will feature 4 dormer windows to the front. At the front the new storey is slightly set back from the parapet and the roof angled, so that the extension will not be visible at street level.
2. A number of houses on Healey Street have mansard roof extensions and there are in excess of 20 properties that incorporate a similar roof extension within 50 meters 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.
3. Principal of developments of this nature have already been approved by the planning inspector at Nos. 11, 14, 16, 21 and 23 Healey Street, thus a precedent has already been set in the area.
4. There has already been sufficient alterations to the existing roof scape on both sides of Healey Street, in order that it could not be treated as an unbroken roof scape. On the even side of the street, there is a roof extension at No. 14 and in the case of the odd numbers of Healey Street; there is in fact a greater degree of alteration to the existing roofs than on the even side. No.25 has had the valley roof removed completely and replaced with a flat roof and a large rooflight. No.15 has had a partial

dormer created above the staircase, and Nos. 16 & 23 have recently received permission for a similar development to the proposed.

Given these instances, the odd side of Healey Street does not consist of an unbroken roof scape and the alterations proposed would not be visible from the street.

Access:

The applicant does not propose any changes to the access arrangements to the property.

Supporting Photographs:

No. 16 Healey Street

The approved development at No. 16 Healey Street is very similar in appearance to our revised proposal



No. 14 Healey Street

The approved development at No. 14 Healey Street Features a single large window to the front elevation and is modern in appearance.



Conclusion:

The preponderance of similar roof extensions has altered the appearance of the area without causing significant harm. The proposed development would be largely unseen from the street and would be sympathetic to the host building and the area. The view of the roof from the upper floors of houses on the opposite side of the road would be of a modest and complimentary addition that would sit comfortably in the existing roof-scape.

Furthermore, the development will provide the necessary space greatly required by the property owner and his family.