

FULL PLANNING APPLICATION

PROPOSAL FOR
A ROOF TOP EXTENSION

TOP FLOOR, 8D CLIFF ROAD &
TOP FLOOR, 9 CLIFF ROAD
LONDON NW1 9AN

May 2018

For the London Borough of Camden
Planning Department
5 Pancras Square
London N1C 4AG



Prepared by
forresterarchitects Ltd.

PLANNING STATEMENT

Introduction



View of rear elevation of no. 8 & 9 Cliff Road.



View of front elevation of no. 8 & 9 Cliff Road.



no. 8 & 9 Cliff Road in context.

Background.

The application site is no. 8 & 9 Cliff Road. The property is not Listed and is a Share of Freehold property under private ownership. The property was originally built between 1885 and early 1900 and is located within the Camden Square Conservation Area.

The area is identified as making a positive contribution to the character and appearance of the Conservation Area. To the north side of Cliff Road there are a number of raised semi-detached villas in an early-Victorian Classical-Italianate style. The rhythm of the terrace is interrupted by the modernist revivalist building of Cliff Studios. On the opposite side of the Cliff Road (and outside the Area boundary) are the 1930's LCC Camelot house flats.

Despite the subtle differences in the treatment of house elevations there are a number of recurrent themes: asymmetrical compositions, canted bays, large slab chimneys and white painted timber casement and sash windows.

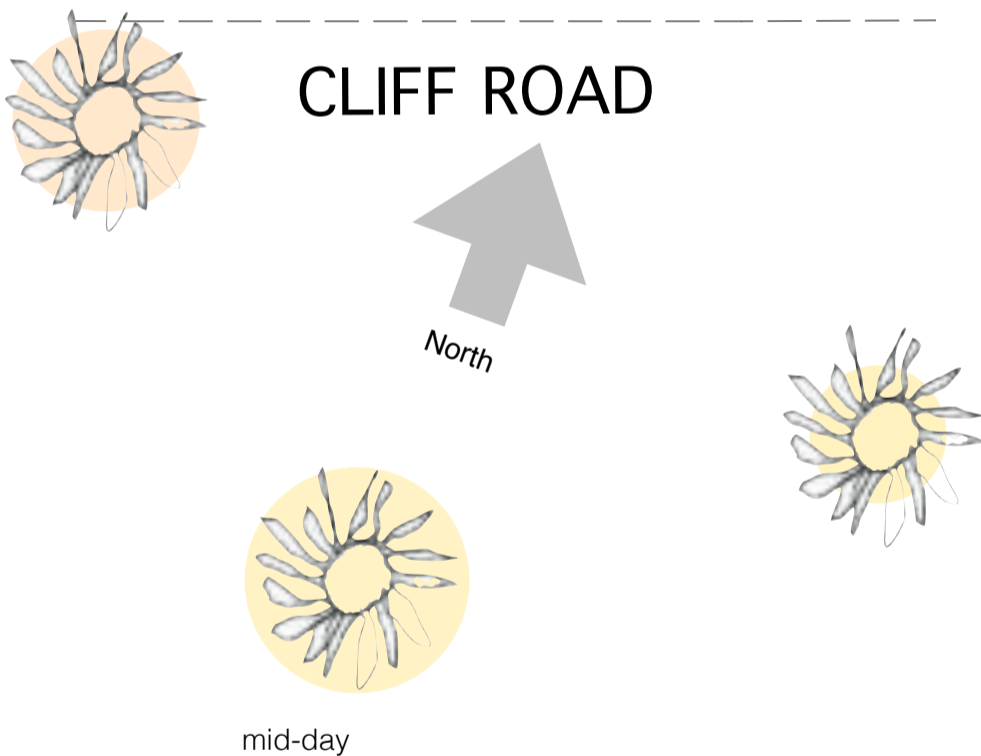
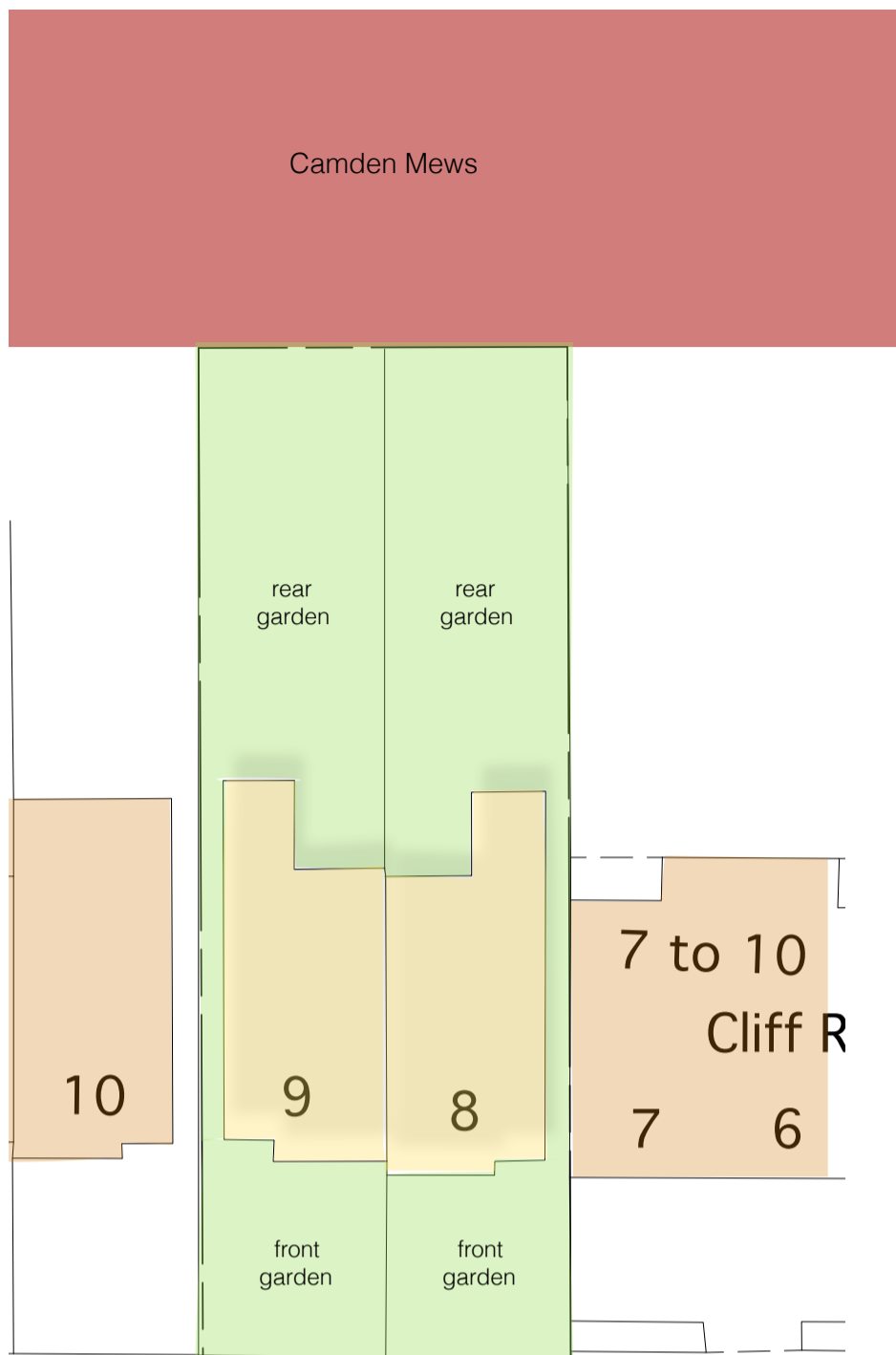
The buildings in the local area are generally semi-detached properties which are closely built with small access gaps between them. Small gardens are provided to the front with more generous gardens to the rear. The garden are sub-divided between properties with brick walls and timber fencing.

No. 8 & 9 Cliff Road is located between a modern commercial property and a terrace of properties. 10-15 Cliff Road were originally three semi-detached properties with access gaps to the rear between them. At some point the access gaps have been bridged over with an infill development creating a continuous terrace of six properties; this is not typical terrace configuration in the local area. In addition to the manipulation of the facade, the London roofs have been adapted to facilitate the infill development. All chimney breasts to 10-15 Cliff Road have been removed. The London roofs remain concealed however behind the front parapet.

Statement of Intent.

The owners of the top floor flats to 8 & 9 Cliff Road, together, aim to improve the quality of the existing housing stock. Each flat currently provides one bedroom accommodation. Both flats, as part of the planning submission, will carry out a full refurbishment as part of the works as each property requires modernisation. Both flats will be modestly reconfigured to improve the accommodation and improve the sanitary provision. A new roof extension is proposed to the existing flat roof terrace and provides new bright and airy living rooms to the new roof extension. Note the following:-

- The existing flats will be refurbished to the highest standard of design and workmanship.
- The existing flats will be reconfigured to provide a two bedroom flat; a master bedroom and dedicated ensuite will increase the sanitary provision.
- The proposed roof extension will provide bright and airy accommodation with a new open plan living, dining and kitchen space to the top of the building.
- The proposed roof extension remains entirely concealed behind the parapet when viewed from both sides of Cliff Road.



existing site plan

Sun-path Analysis.

The semi-detached house, which accommodates no. 8 & 9 Cliff Road, is perfectly orientated for a South facing aspect; to the North the top floor benefits from unrestricted views across the London Borough of Camden.

The existing roof terrace has been acknowledged in previous assessments. Its presence has already established a loss of privacy for adjoining property owners. Neither top floor flat has access to the gardens to the rear of each property; only the existing roof terrace provides amenity space to the flats.

The neighbouring property, Cliff Road Studios, interrupts the general rhythm of the semi-detached properties of the street as a whole.

PLANNING STATEMENT

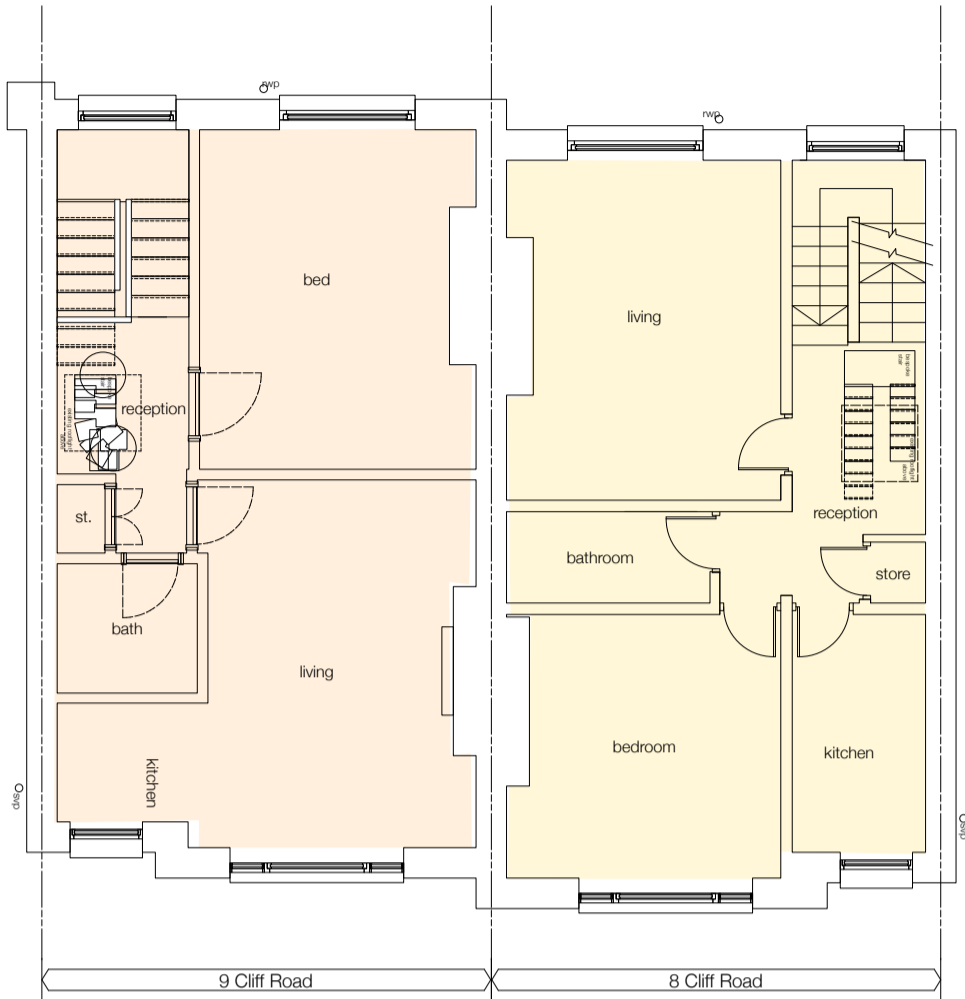
Existing General Arrangement

The Context.

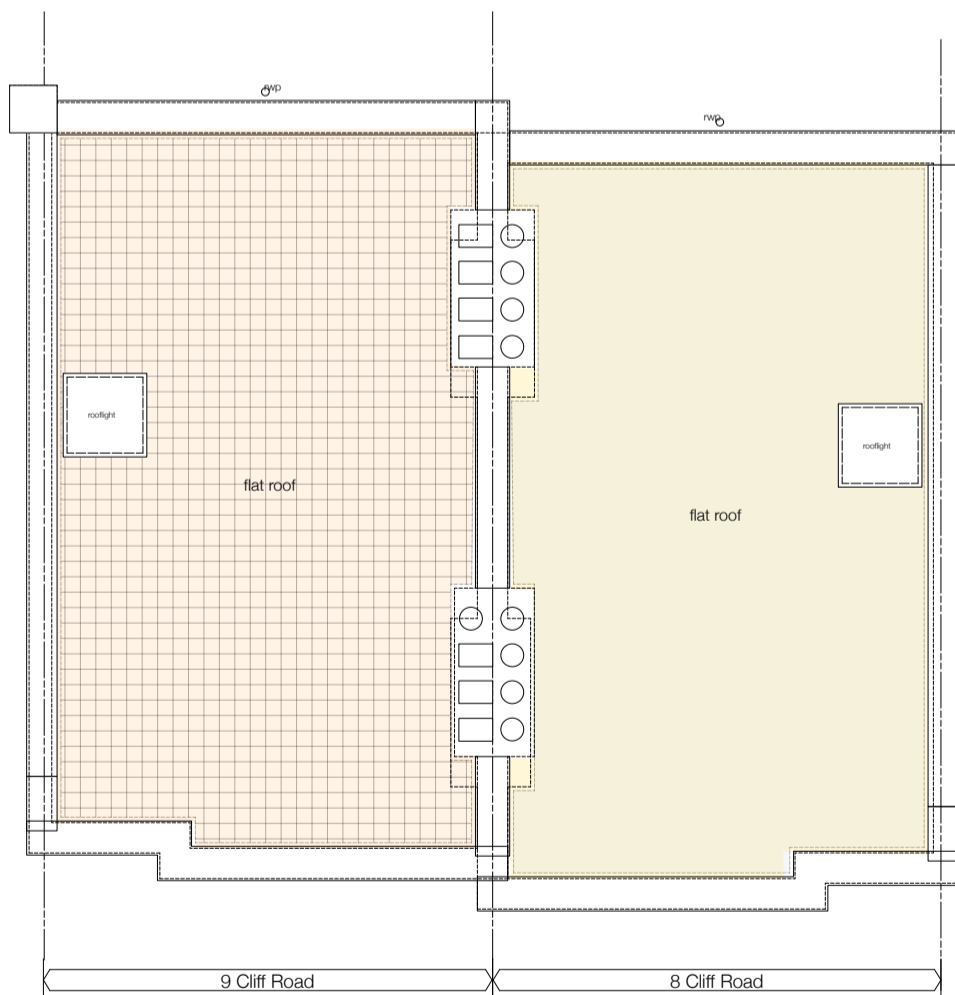
To Cliff Road, the pavements are lined with trees. To the rear mature perimeter foliage extends along the length of the garden demise. Some neighbouring gardens have a number of mature trees, which add greatly to the character of the area.

Together, the properties are set within a large semi-detached plot; the properties remain subdivided. The views from the existing roof terrace property to the East and West are limited due to the larger bookend adjacent property, Cliff Road Studios, and the gable end of the neighbouring terrace.

The roof-scape as viewed from the existing roof terrace highlights the wide and varied roof forms, which have informed the character and contributed to the architectural style of the Camden Square Conservation Area. The new roof extension aims to contribute positively to this character and enhance the wider local environment.



existing second floor plan



existing roof terrace plan

Limitations Of The Existing Maisonettes.

Both properties require a reasonable level of investment to improve the quality of accommodation; remedial repair measures are on-going to each property.

The original house entrance, from the street, provides access through a communal corridor to each top floor flat. Internally, the lounge, kitchen and dining rooms tend to share a space within one of the two principle rooms and can be constricted.

One master bathroom is provided to each flat. As each flat is currently configured the sanitary provision is considered adequate but limited and unmodernised for the professional occupants.

The existing roof terrace occupies the entire roof to the top of the building. A steep set of bespoke access stairs within each flat provides a physical connection to the roof terrace although access is difficult. As it is currently configured the terrace is under utilised and offers no significant amenity benefit to the owners due to the existing constraints.

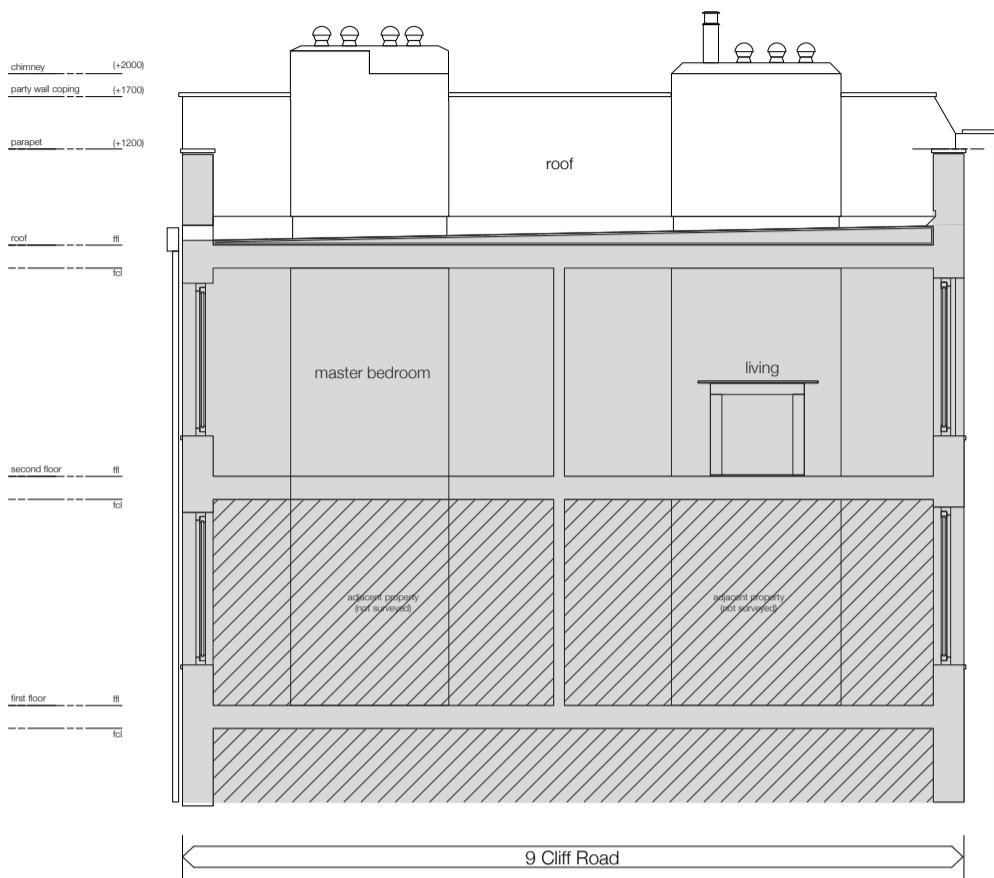
There is great opportunity to provide an additional floor in the form of a roof extension to realise the full potential of the under-utilised terrace.

PLANNING STATEMENT
Existing General Arrangement

The Existing Roof Terrace.

Each terrace is used by the occupants as an outside space and currently provides a safe perimeter guarded environment. The roof terrace has a proprietary flat roof construction. Its use as a roof terrace has been acknowledged by the planning department and established that a loss of privacy is currently experienced by adjoining property owners.

Each roof terrace area is approx. 50sq/m.



existing roof terrace section.

Site Context

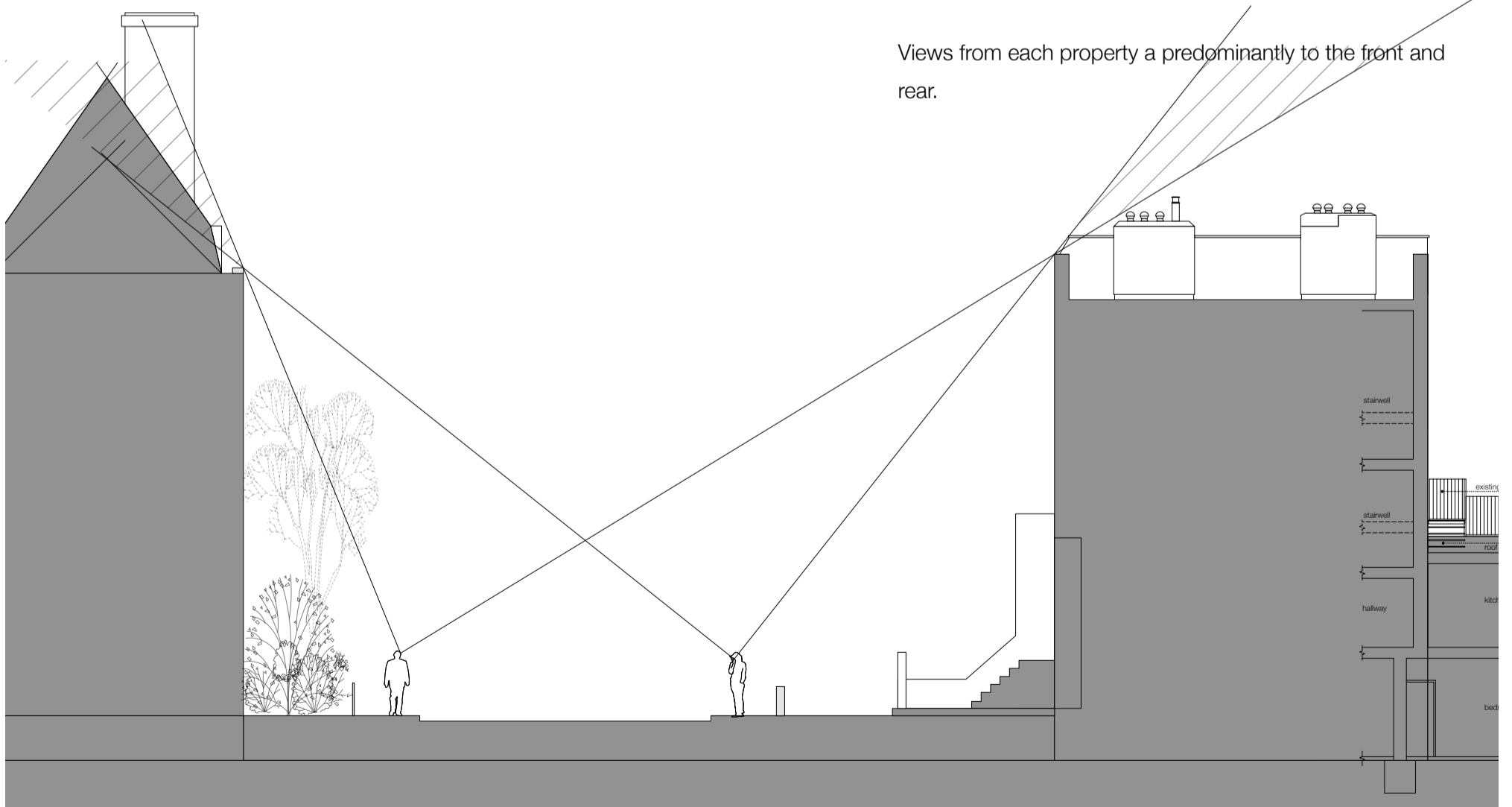
no. 8 Cliff Road:

An existing masonry party wall with two chimney breasts separates the properties and is approximately 2m high. A conventional parapet wall is provided to the front and rear. The side of the neighbouring building, Cliff Studios, forms an imposing gable end.

no. 9 Cliff Road:

An existing masonry party wall with two chimney breasts separates the properties and is approximately 2m high. A conventional parapet wall is provided to the front and rear.

Views from each property a predominantly to the front and rear.



existing section through Cliff Road

PLANNING CONSIDERATIONS

Camden Square Conservation Area

Proposed Site Information

Relevant information and statistics relating to the proposed roof extension.

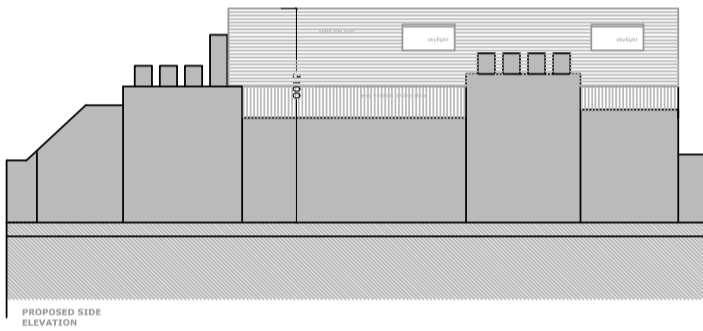
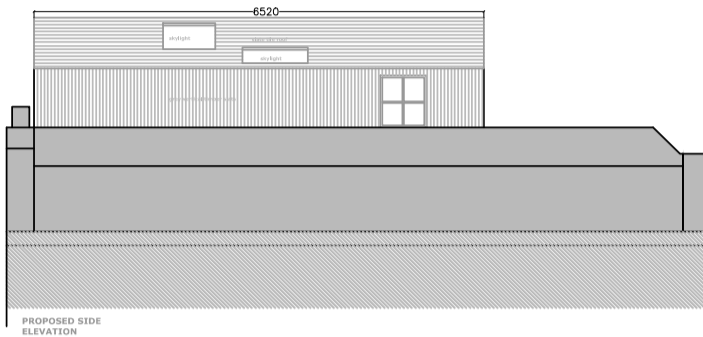
Site Address:	8 & 9 Cliff Road, London NW1 9AN
Borough:	London Borough of Camden.
Building Status:	The site is within the Camden Square Conservation Area. The property is not listed.
Current Use:	Private Residential
Existing Extension:	0sq/m
Proposed Roof Extension:	(45sq/m)- 8D Cliff Road (5sq/m)- Roof Terrace (45sq/m)- Top Floor, 9 Cliff Road (5sq/m)- Roof Terrace

Planning History

The following application has recently been determined by the London Borough of Camden. The proposed development within this report aims to improve from the comments and recommendations made on the delegated report and subsequent appeal determination

London Borough of Camden

2016/2694/P_ Erection of roof extension

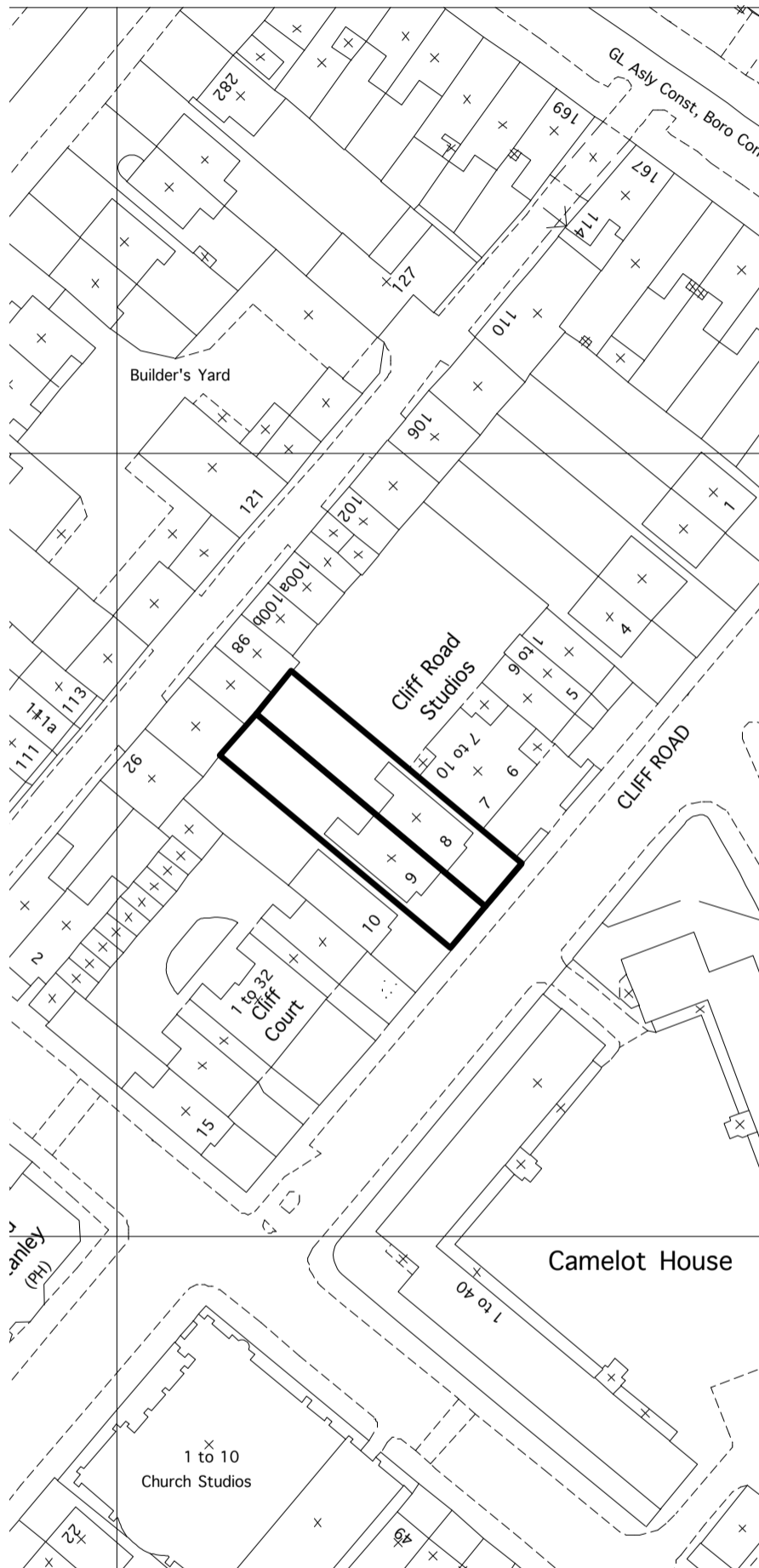


PLANNING CONSIDERATIONS

Relevant Planning Policies

In the preparation of the planning, design and access statement the following planning policies have been adhered to:-

- Camden Square Conservation Area Appraisal and Management Strategy (2011)
- LDF Core Strategy and Development Policies 2010
 - CS5 Managing the impact of growth and development
 - CS14 Promoting high quality places and conserving our heritage
 - DP24 Securing high quality design
 - DP25 Conserving Camden's Heritage
 - DP26 Managing the impact of development on occupiers and neighbours
 - CPG1 Design (2015; Section 2, 3, 4 and 5) CPG2 Housing (2015; Section 4)
 - CPG6 Amenity (2011; Section 2,3,4,5,6 and 9)
 - CS24 Design
 - CS25 Historic Environment
- London Development Plan
 - 7.4 Local Character
 - 7.6 Architecture
 - 7.8 Heritage Assets and Archaeology
- National Planning Policy Framework 2012



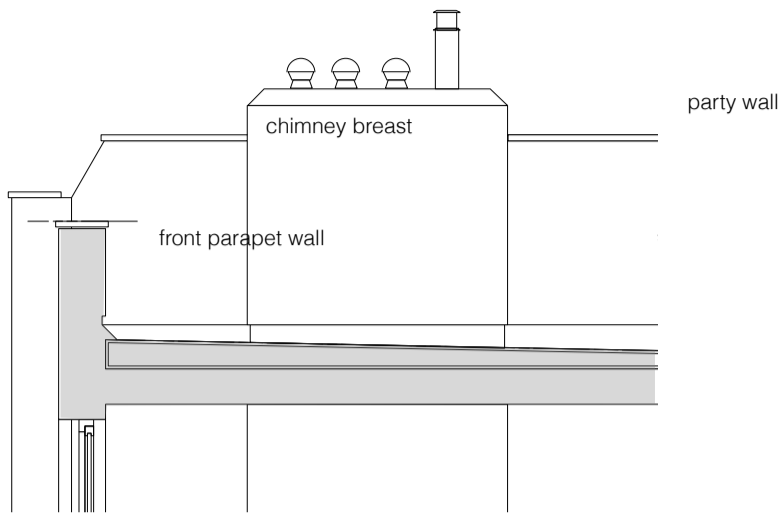
DESIGN STATEMENT

The Roof Extension

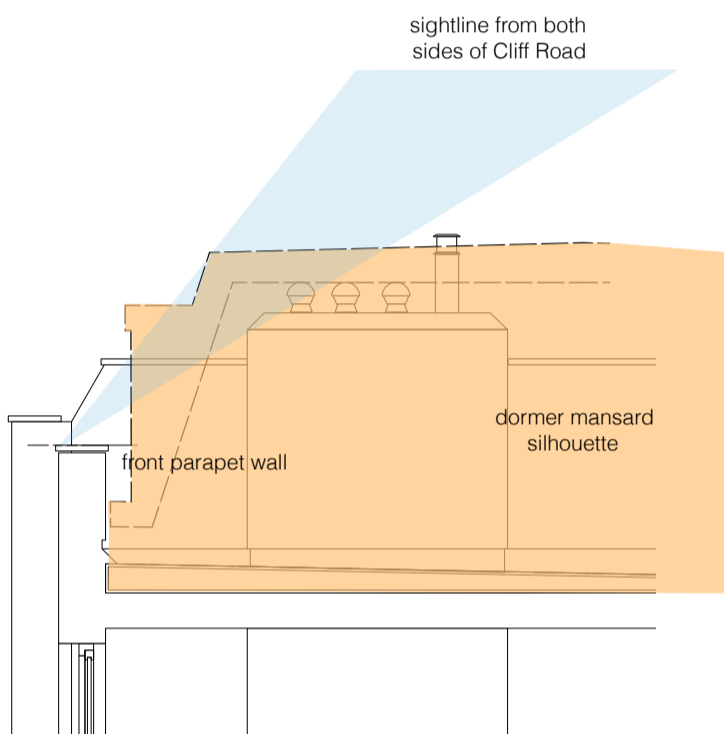
The roof terrace area.

The existing roof terrace is concealed from the street behind the parapet wall construction. To the gable ends of the semi-detached property, a parapet wall is provided but is slightly higher than the front and rear walls. Both properties are separated by a party wall to a height of at least 2m and contain the chimney breasts to each property.

The chimney breast structures will remain intact; it is proposed to replace the existing flues to simplify the roof construction and extend the flues through the new roof construction.



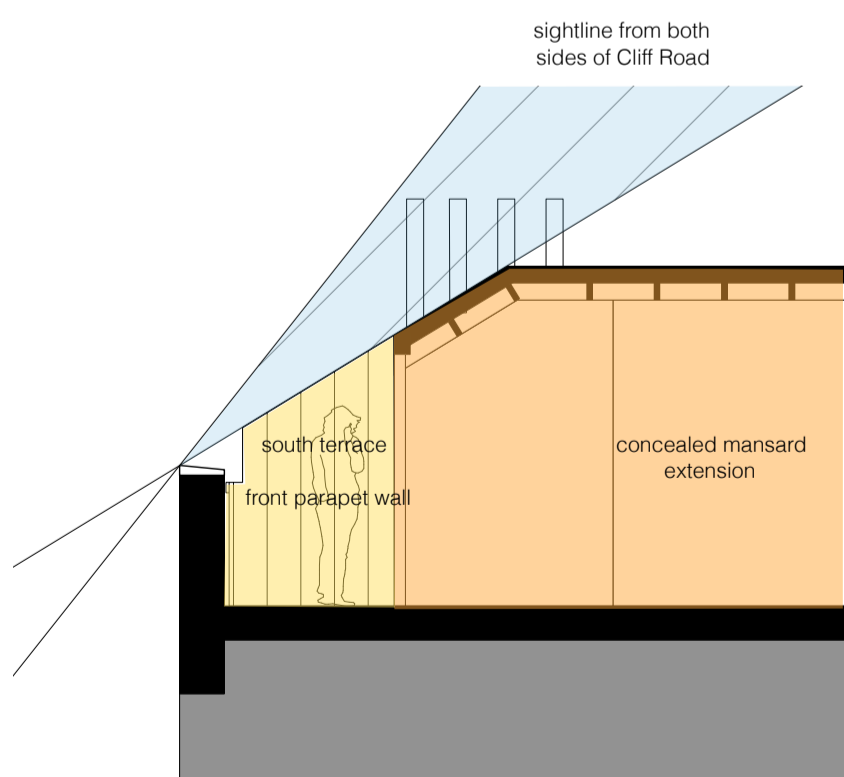
The existing terrace configuration.



The conventional extension.

When adding an additional floor to a traditional London townhouse the mansard dormer is generally accepted as the conventional solution. From the outset the proposal has sought to provide an alternative design solution to satisfy previous the determination and subsequent Appeal assessments for no. Top Floor Flat, 9 Cliff Road. A traditional mansard solution may well be considered prominent and impact on the roof-scape as it would be seen from the road. The application proposal aims to avoid this.

The conventional mansard solution.



The concealed mansard extension.

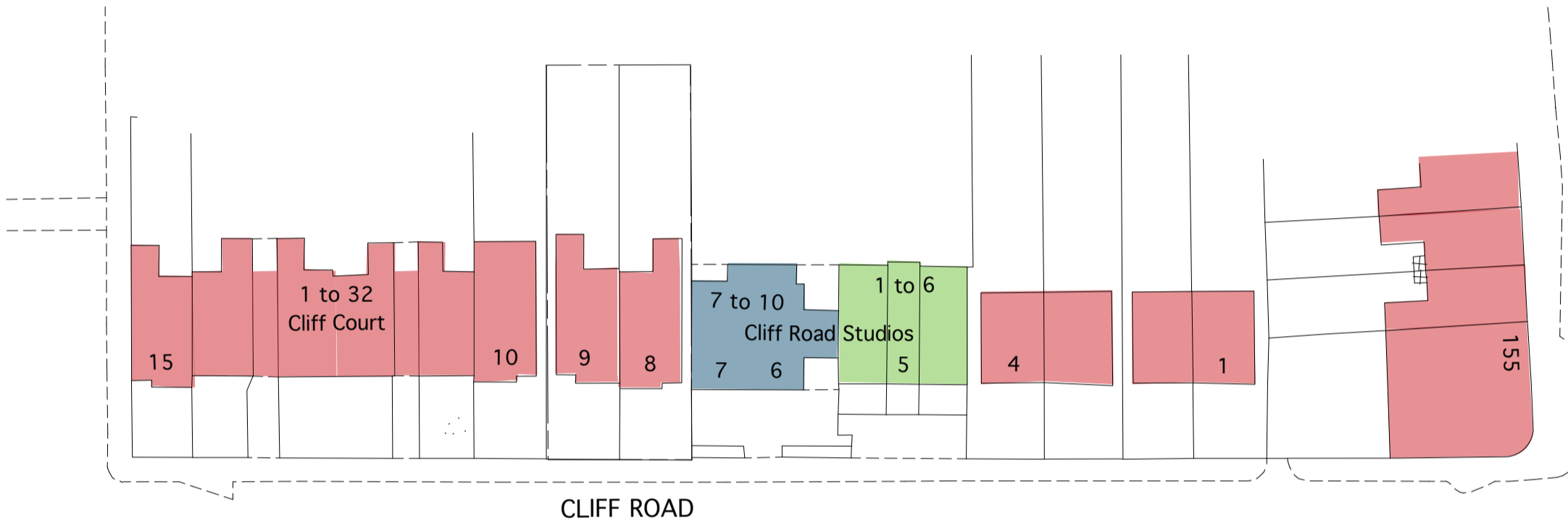
The concealed mansard solution.

The sight lines have been established from each side of Cliff Road to determine the height and form of the proposed roof extension. With the existing parapet retained in place an internal height of 2.7m has been established. It is considered in keeping with the scale of the house and corresponds directly with the second floor to ceiling height. The same strategy has been employed to the rear elevation, which also retains the height of the parapet wall.

DESIGN STATEMENT
Site Analysis

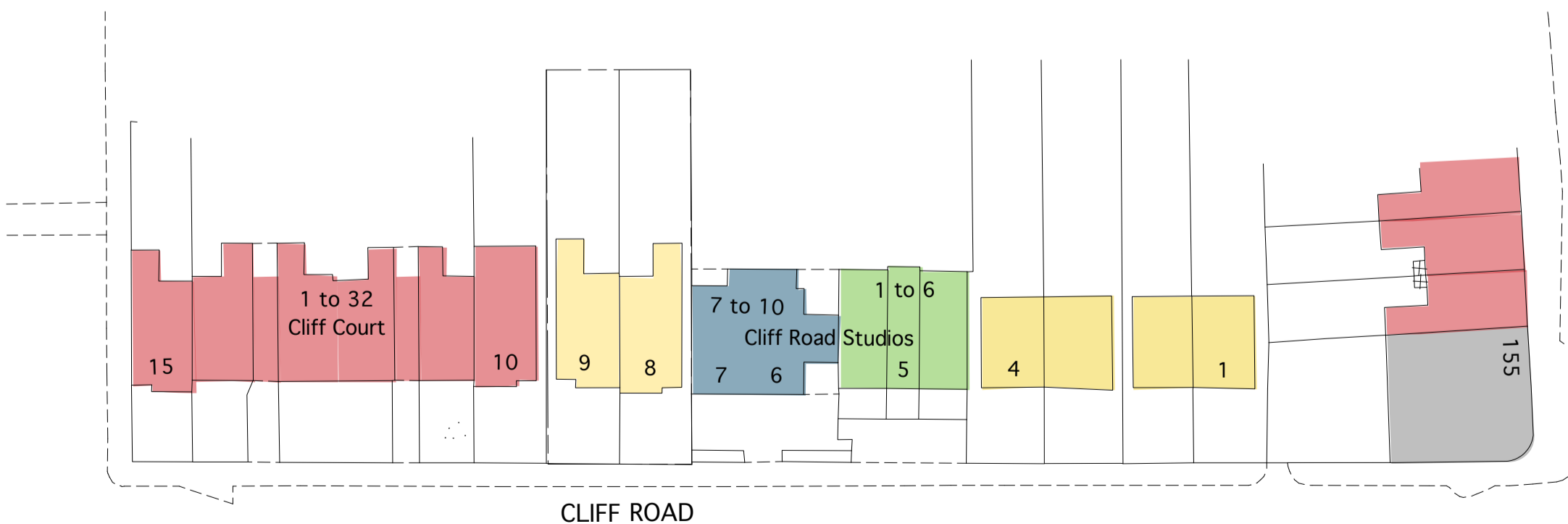
The House Types.

- The majority of the buildings on Cliff Road are residential dwellings.
- The character, setting and context are considered to be similar to each other with the exception of Cliff Road Studios.
- The form and scale of all the buildings is considered to be similar to each other.



The Roof Types.

- The roof types, as existing, are typical roofs to London townhouses.
- The roofs vary but are limited to the following, namely London 'butterfly' roofs, flat roofs and projecting hip roofs.
- The proposed roof extension is a concealed flat roof mansard construction.
- The roof extension proposes to unite the property across the demise of the semi-detached property as a whole.



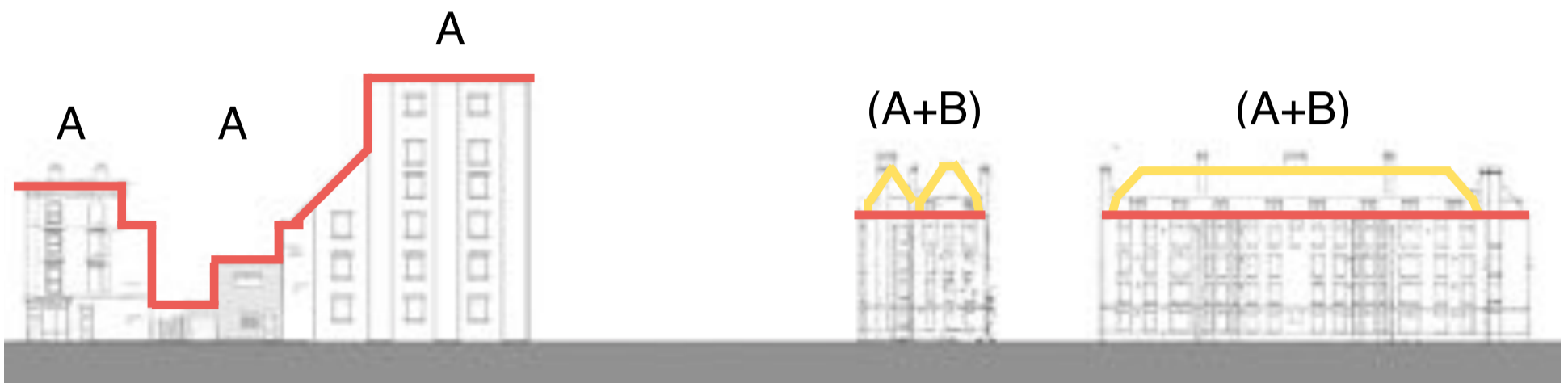
proposed roof type analysis on Cliff Road (North side plan)

DESIGN STATEMENT

Site Analysis

The Existing Roof Types on Elevation.

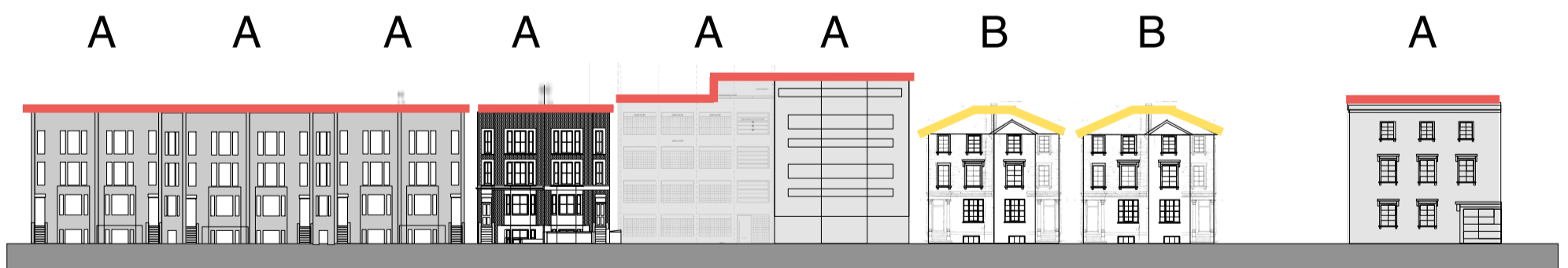
- The LCC Camelot house flats on the South side of Cliff Road provide a formal parapet but also provide a significant roof presence to the roofscape. (Type A+B).
- The remaining street elevation illustrates a ragged building massing concealed behind the parapet wall construction (Type A).
- The form and scale of all the buildings are significantly higher than the North side of Cliff Road.



existing roof type analysis on Cliff Road (South side elevation)

The Existing Roof Types on Elevation.

- The majority of the buildings on Cliff Road are perceived to be roofless (Type A).
- The street elevation illustrates a variety of roof types concealed behind the parapet wall construction (Type A).
- One house type has a projecting eaves design, a roof type that predominates generally on other nearby roads (Type B is clearly visible from the street.).
- The form and scale of all the buildings are considered to be similar to each other.



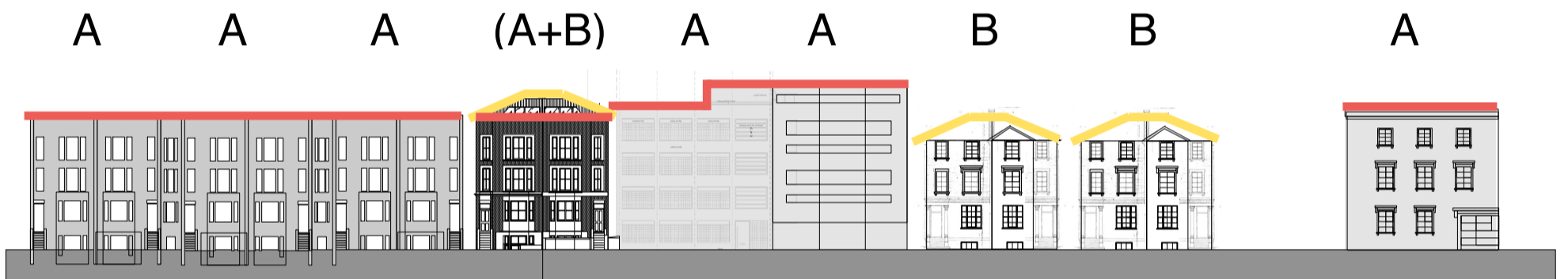
existing roof type analysis on Cliff Road (North side elevation)

DESIGN STATEMENT

Site Analysis

The Proposed Roof Types on Elevation.

- The proposed roof extension is a concealed flat roof mansard construction.
- The roofs types vary but are concealed behind the existing parapet wall construction.
- The existing parapet wall construction remains intact.
- The roof extension unifies the property across the demise of the semi-detached property as a whole.
- The new roof extension remains concealed from both sides of Cliff Road.
- The proposal is considered to preserve if not enhance the character of the conservation area.



proposed roof type analysis on Cliff Road (North side elevation)

PLANNING STATEMENT
Proposed General Arrangement

Property Use.

Keen to improve the quality of their property, improve the sanitary provision and realise the potential of an under utilised roof terrace; the owners are preparing to invest in the refurbishment of the top floor flats. Both owners have jointly appointed forresterarchitects to ensure the new roof extension, from inception to completion, are carried out to a high standard in terms of materials, design and workmanship.

Each flat has its own dedicated entrance with its own private access to each existing private roof terrace. Each flat is in a fair but tired condition; internally the flats have few period features retained in place. The reconfiguration works to the second floor are limited to avoid unnecessary replanning; no. 8 Cliff Road replicates the layout of no.9 Cliff Road for a more efficient use of space and to facilitate easier access to the new roof extension.

The addition of a new roof extension will provide bright and airy open plan living, dining and kitchen accommodation to occupy the under-utilised roof terrace.

The Proposed Second Floor.

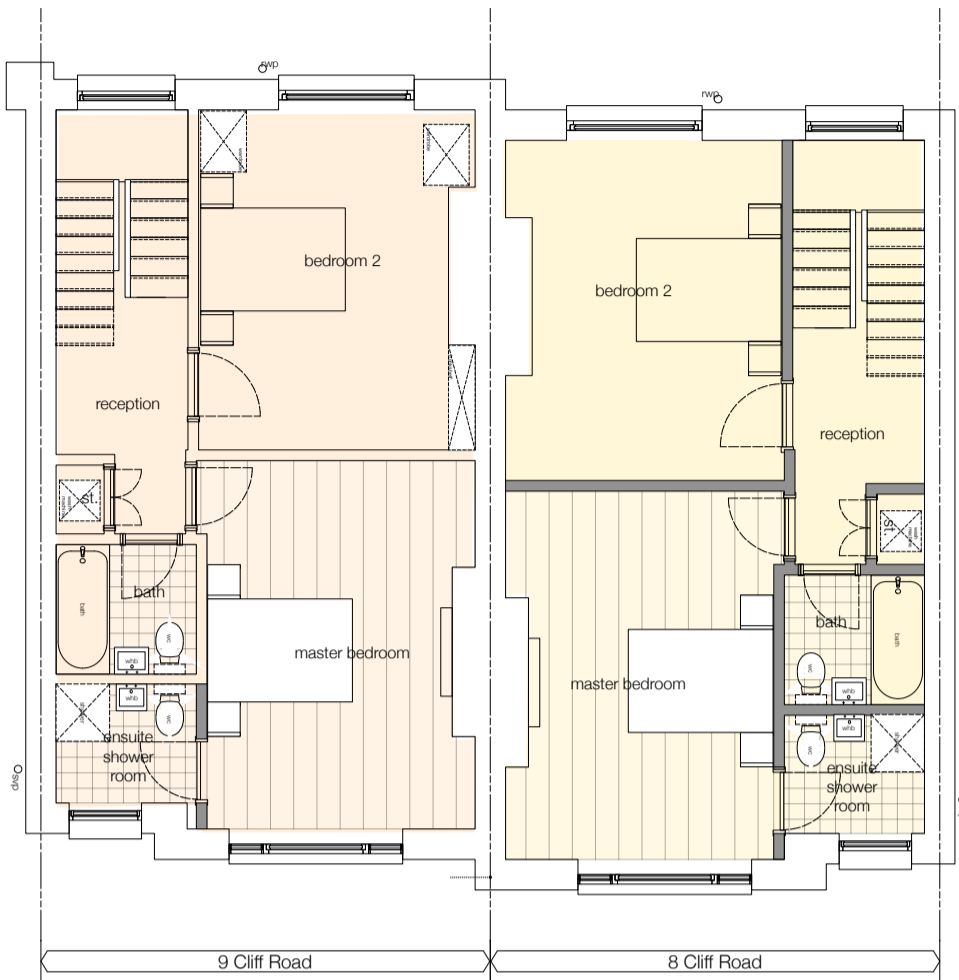
The reconfiguration of each flat aims to provide a two bedroom flat of an appropriate size. As a two bedroom flat, each flat is provided with one more additional bedroom. It will offer a significant benefit to the whole family in their daily routine. The increase to the floor area will provide a more appropriate internal environment for a new family and will ensure the owner remain a working family within the London Borough of Camden. Each bedroom will enjoy a single aspect orientation overlooking the street to the front or garden to the rear.

In addition to the improved sanitary provision to the master bathroom a dedicated ensuite shower-room is added to the master bedroom.

The Proposed Third Floor.

An open plan kitchen, dining and living room provides a new focal point to the flat offering flexibility in the arrangement of the space. It will offer a significant benefit to the tenants in their daily routine doubling the floor area of the flat.

The roof terrace area has been reduced significantly to provide a smaller roof terrace than the former roof terrace. Taking advantage of its south facing aspect it will enjoy views of the roof-scape and the wider local environment, which will offer a significant amenity to the configuration of the flat.



proposed second floor plan



proposed third floor plan

PLANNING STATEMENT
Proposed General Arrangement

Scale and Amenity.

The proposed roof extension design is considered and responds directly to the local context.

The proposed design of the roof extension due to its relationship with the existing parapet remains concealed from the street. Due to the form of the new roof extension visual privacy and overlooking have been addressed in the design. The roof terrace has been reduced to provide a smaller terrace to the front of the building. It has been acknowledged in the previous planning determination that the existing terrace has already established a loss of privacy for neighbouring properties. The amenity of the adjoining neighbours has been fully considered and has been improved by the significant reduction to the proposed terrace area. The existing parapet wall to each gable end continues to provide separation between properties with no loss of amenity to neighbouring properties

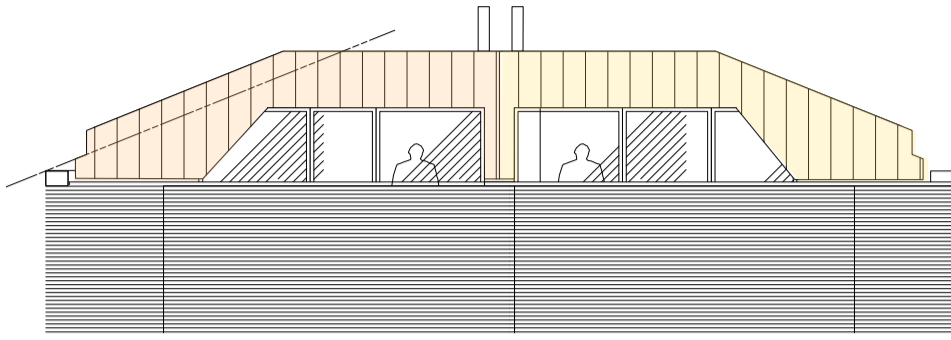
The views from the new roof extension remain similar to the previous configuration namely to the front and rear and across the local wider environment.

Appearance.

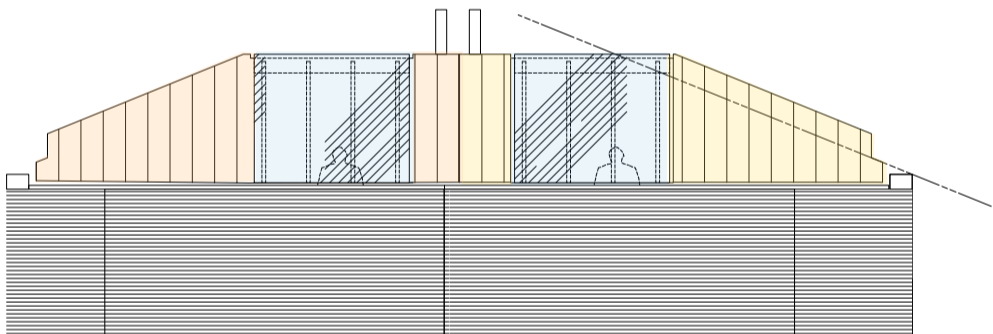
The proposal aims to respond to and respect its sensitive setting in terms of material, language, form and construction.

The proposed materials draw from the traditional construction palette and are intended to be simple yet robust. A large window to the rear elevation punctures the new roof extension allowing a bright and airy internal environment. The extent of glazing is limited and does not alter adversely the characteristics of the existing roof-scape.

Together the materials provide a versatile and modern design solution for a new roof extension.



detail of front elevation



detail of rear elevation

PLANNING STATEMENT

Proposed General Arrangement

Sustainability.

Given the almost perfect orientation and location of the new artist's studio there's an opportunity to power the studio by solar thermal and solar photovoltaic panels. Mounted to the new roof each flat can be essentially self-sufficient and limit its dependency on the statutory utilities. The installation of solar Thermal and solar PV panels will be subject to installation viability.

Internally an exposed roof truss structure provides passive sun shading and provides the roof extension with a modern loft environment. The new roof extension is functional and will employ simple traditional construction techniques. The use of timber as the primary construction material will have an inherently low energy output compared to that of steel or concrete framing. The construction will be prefabricated if it proves to be viable and the installation of the frame will result in little or no waste products being removed from site. The construction is relatively lightweight and it is unlikely that the existing foundation will require strengthening or underpinning.

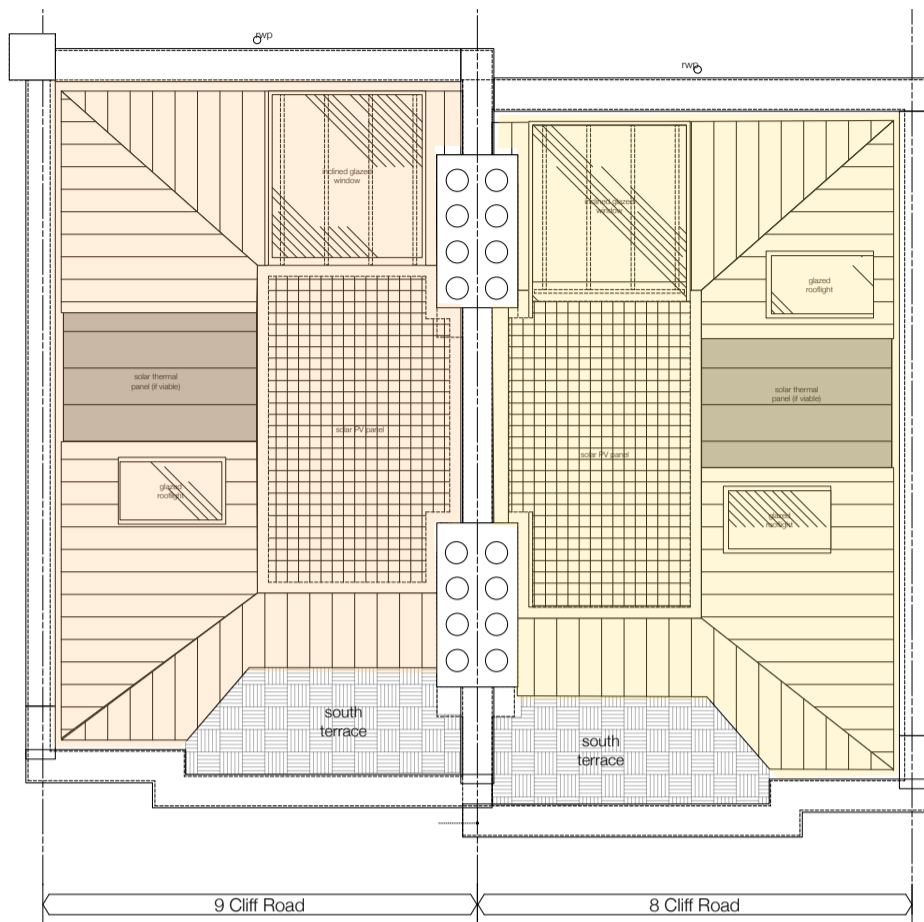
The employment of trade contractors for the construction is likely to be direct appointments by both clients. This will allow the clients to employ a series of local builders and trade contractors. All contractors will be encouraged to source materials used for the building elements from environmentally sustainable and local sources. This will reduce transport costs and vehicle emissions for both the delivery of site personal and building materials.

Bin storage and waste recycling will remain located to the front of the property for collection by the Council. Collection will remain as currently scheduled and will not require any alternative collection arrangements.

Form, Massing and Layout.

The proposal draws directly from the previous planning application determination and subsequent Appeal assessment to inform the design, in terms of scale, form and massing. The internal layout is designed as a simple cellular layout to the bedrooms, opening up as you enter into the new roof extension. Concealed behind the existing parapet wall to the front and rear the new roof extension remains visually imperceptible.

The prominence of the existing parapet, uniformity of the main building as a whole and rhythm of the neighbouring terraced properties is maintained without compromise.



proposed roof plan

PLANNING STATEMENT
Proposed General Arrangement

Access Statement

The existing property has numerous level changes which provides restricted access to those who require assistance. No sanitary provision is provided to the new roof extension but reasonable provision remains for assisted access to the master bathroom and ensuite within each flat.

Access to the development for emergency services remains unimpeded as the hierarchy remains conventional in understanding and allows individuals to easily orientate themselves and aid escape.

PLANNING STATEMENT

Conclusion

From the outset, the main consideration for the new roof extension has been how to make an appropriate addition to the house as well as protecting the character of the existing building and the wider local environment, including the Camden Conservation Area.

Employing the highest standard of design with reference to the relevant planning policy strategies has resulted in a well-considered and appropriate architectural solution.

The height and form of the new roof extension is concealed from public view when viewed from the street. The connection between the house and the new roof extension will not compromise the fabric of the existing building and ensures the impact of the development on the occupiers and neighbours is fully considered and minimal.

The proposed materials and composition are considered to be visually interesting and not harmful to the character and appearance of the Conservation Area.

The pressure and demand for intensifying residential development has led to an increase in proposals for rooftop extensions. The design proposal aims to illustrate the capacity for further intensification of current housing stock can be accommodated without causing harm to the building or the wider environment as a whole.

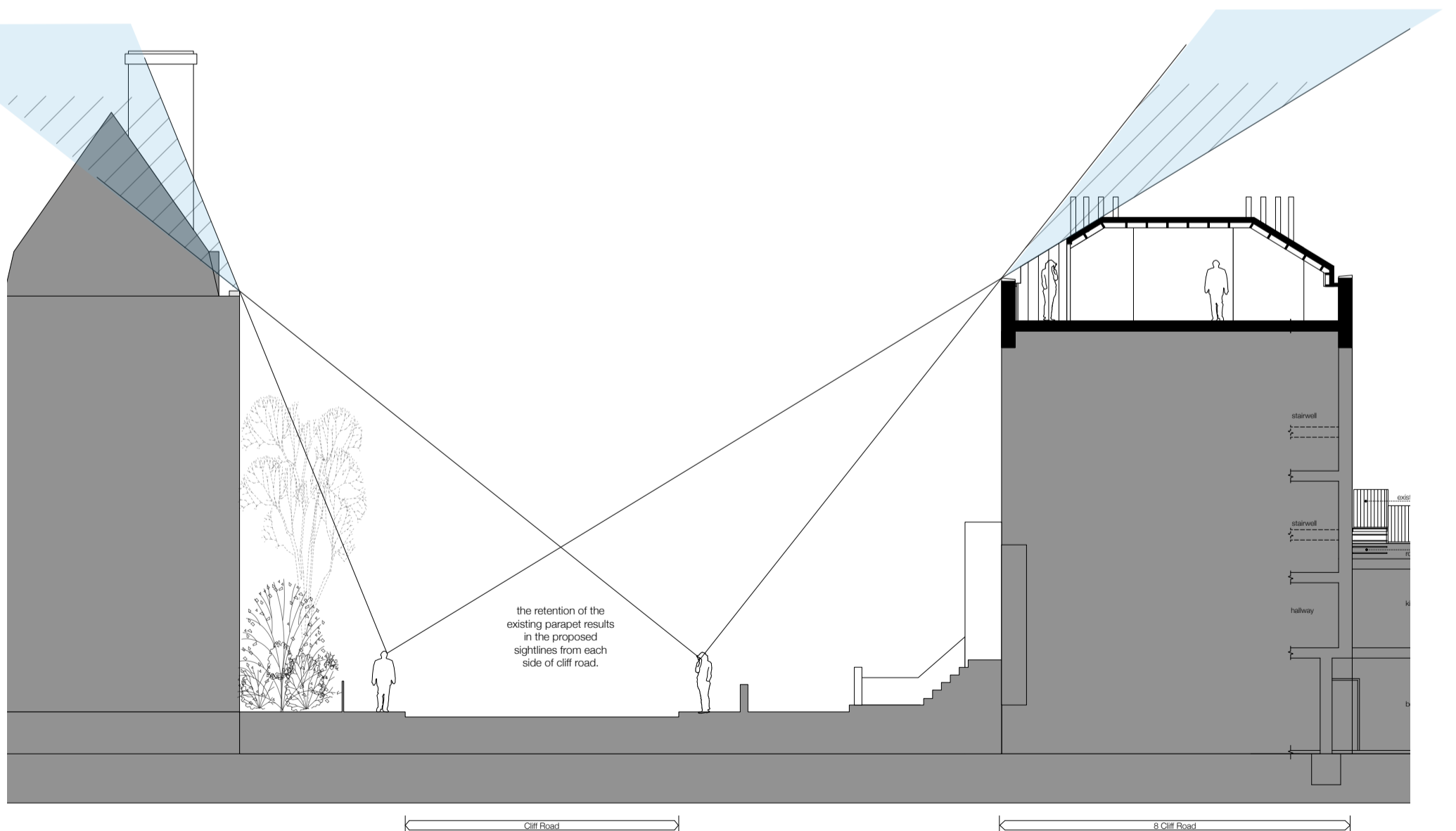
We submit this application as an appropriate form of development in accordance with current planning policy. There are no material considerations that would undermine our proposition and we respectfully request full planning permission is granted.



proposed rear elevation



proposed front elevation



proposed section through Cliff Road

DESIGN STATEMENT
Material Palette



exposed timber rafter to roof



picture windows frame views of the London roof-scape



amenity terrace space cut into roof form

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