

3 July 2018

Design and Access Statement

Flat 2 (1st floor), 2 Hermit Place London NW6 4BZ

Introduction

This Design and Access statement is submitted in support of the planning application for a second floor mansard roof extension to Flat 2, 2 Hermit Place NW6.

The current proposal is a renewal of a mansard roof extension application which was granted planning consent for the same property ref: 2003/1887/P and 2011/6119/P.

Since the previous consents, the use of the unit has changed to C3 (ref: 2017/6160/P). The Flat is in residential use (ref: Council Tax reference 5192027).

Also since the previous consents, 4 Hermit Place and the garage premises at the start of the Mews have completed residential redevelopment including second floor mansard extensions (ref: 2016/0326/P and 2013/2366/P). Other mews properties are in the process of residential conversion and extension.

The application benefits both from the two previous consents at 2 Hermit Place and maintains the same external massing and layout. The 2011 permission was implemented by a formal start to works with Camden Building Control.

Site, Access and Surrounding Area

Hermit Place is a quiet predominantly residential no-through road located north east of Kilburn Vale approx. 50m from Belsize Road and approx. 250m from Kilburn High Road.

The site has an excellent Public Transport Accessibility Level. The location is in close proximity to the Kilburn Park underground station and Kilburn High Road mainline station. It is also accessible by the many bus routes on Belsize Road, Abbey Road and Kilburn High Road.

As such it benefits from an excellent variety of public transport modes and it therefore situated in a sustainable location.

Layout

The changes will create an additional bedroom and bathroom and allow for an improved living space. The increase from a one to a two bedroom flat is supported by local policy encouraging larger / family units.

Scale & Appearance

The proposed front elevation fenestration and roof design will preserve and enhance the Conservation area and the streetscape.

White painted conservation sliding sash windows are introduced at ground floor and inward opening patio doors (both by Jeld-Wen) at first floor. The scale of the first floor fenestration utilizes the discernable previously infilled opening. The front elevation will maintain white painted brickwork.

The mansard is set back from the elevations, with pitch maintained at the previously consented 70 degrees and clad in natural slate with lead flashings.

A white painted timber dormer window is proposed (as previously agreed) on the side elevation over the staircase and conservation velux rooflights on the front, rear (obscured glazed) and side elevations.

See conservation area mews fenestration photograph examples on the next page.

Previous officer reports

Camden planning officers have assessed the earlier consented application at 2 Hermit Place and in 2003/1887 and 2011/6119/P stated:-

“The proposed mansard roof is sympathetic to the character and appearance of the building and surrounding conservation area. The existing roof is not an attractive feature of the building or locality.”

“The proposed dormer window is designed appropriately for the building. Its position and modest size are unlikely to have a significant impact both on the appearance of the building and the character and appearance of the conservation area.”

“The proposed side dormer will not have any adverse effect on the outlook and privacy of adjoining properties as it is positioned over the staircase leading to the proposed second floor.”

“The rooflights are considered acceptable in size and positioning”.

“The increase in height is not considered to cause a significant loss of light as the existing windows to the rear at 246 Belsize Road would still receive an acceptable amount of daylight”

And concludes:

“The proposed roof extension would preserve and enhance the character and appearance of the conservation area.”

Examples show patio hay-loft style doors with black painted Juliet balcony



Example timber traditional sash ground floor



Proposed railing for 2 Hermit Place
(ie no extra design, no timber handrail,
virtually flush to brickwork)