



DESIGN AND ACCESS STATEMENT

Roof extensions and roof terrace to property.

Property Address: Flat 3, 15 Kingdon Road, London, NW6 1PJ.

July 2018

1.0 INTRODUCTION

1.1 This Design and Access Statement (DAS) is submitted on behalf of the applicant in respect of a planning application for roof extensions and a roof terrace to No. 15 Kingdon Road. This DAS should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This DAS comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The existing property is a three storey over basement terraced property located to the west side of Kingdon Road. The property is in residential use and is divided into separate residences.

2.2 Properties to either side and opposite No. 15 are of similar scale and form. On street parking is available on both sides of Kingdon Road.

2.3 The site is located within a predominantly residential character area. Whilst dwelling scale and form is generally consistent along the road, there is significant variety in dwelling style, architectural detailing and roof form. Figures 3-9 below illustrate just some of this variety.

2.4 The site has a high PTAL rating of 5. West Hampstead Tube and Train Station are within walking distance from the site.



Figure 1 – Rear Elevation of No. 15



Figure 2 – Front Elevation of No. 15

3.0 PROPOSED DEVELOPMENT

3.1 It is proposed to add extensions to the roof and also create a new modest roof terrace. The following roof extensions are proposed:

- Remove front dormer and construct large dormer in its place with dimensions of 5.4m wide, 1.7m (at deepest point), and 1.5m high. It would be finished with UPVC windows, and brickwork to match existing.
- Extend existing second floor rear projection by additional 0.8m and form flat roof above. A new roof hatch access is also proposed.

3.2 In terms of the proposed roof terrace, it would be formed by removing a pitched roof section to the rear and partly building the rear wall up to form a parapet type boundary to the terrace. This parapet type boundary would also serve to keep users of the terrace a sufficient distance away from the edge to prevent any adverse overlooking to neighbouring properties. Railings would surround the terrace. The terrace would have a usable area of approx. 8.6m² and thus is not large enough to be used for entertaining purposes. It should be noted that at present the flat has no dedicated private outdoor amenity space.

3.3 The proposed works have to a large degree been informed by established precedent on the street. Figures 3-9 below illustrate some of this precedent.



Figure 3 – No. 11 Kingdon Road



Figure 4 – No. 9 Kingdon Road



Figure 5 – Dene Mansions



Figure 6 – Properties on opposite side of road



Figure 7 – Rear roof terrace on neighbouring property



Figure 8 – Rear extension on neighbouring property similar to that proposed



Figure 9 – Roof terraces on neighbouring properties visible from flat

4.0 PLANNING HISTORY

4.1 A planning search of Camden Council’s online planning database reveals only historical planning records for No. 15 with the last application seemingly being that of No. 34976 for ‘*Change of use including works of conversion into two self-contained flats and a self-contained maisonette*’. This was granted in 1982.

5.0 PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2018)

5.1 Para. 127 of the recently updated NPPF seeks to ensure a high quality of design in new developments. Point c) in particular seeks to ensure developments that:

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”

The proposed development is entirely compatible with the surrounding area where there are many examples of the type of development proposed. There is significant variety on roof form and roof features along Kingdon Road.

London Plan

5.2 The London Plan (2016) encourages the optimisation of housing (Policy 3.4), and requires that housing be of the highest quality internally and externally (Policy 3.5). The importance of different sizes and types of dwellings is also recognised (Policy 3.8).

It is submitted that the proposed development complies with relevant London Plan policies and space standards.

Camden Local Plan (2017)

5.3 As can be seen in Figure 5 below, the premises is not affected by any planning designations.

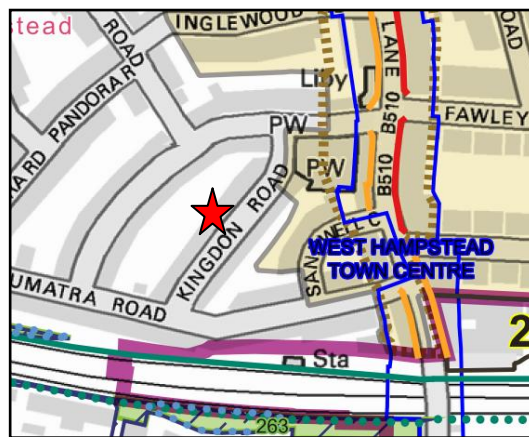


Figure 10 – Extract from Camden Proposals Map. Approx. site is Indicated by Red Star.

5.4 Policy D1 of the Local Plan deals specifically with design and states:

“The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- ...*
- l. incorporates outdoor amenity space;*
- ...*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions...”

5.5 In addition, para. 7.23 states:

“Private outdoor amenity space including gardens, balconies and roof terraces, can add significantly to resident’s quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space”

The proposed development is not considered at variance with these policies. The proposed roof extensions and alterations are in keeping with the variety of roof extensions already evident along Kingdon Road. Furthermore the provision of private outdoor amenity space to serve the flat is supported by Camden planning policy.

Camden Planning Guidance 1 (updated 2018)

5.6 Para 5.11 of this Guidance states that the addition of roof dormers should be sensitive and maintain the overall structure of the existing roof form. Proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met (in summary):

- Dormers should not be introduced to shallow-pitched roofs.
- Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance.
- Dormers should not be introduced where they interrupt an unbroken roofscape.
- The dormer and window should relate to the façade below and the surface area of the roof.
- Materials should complement the main building and the wider townscape.

The proposed front dormer is considered to be in compliance with the above guidance. It would be subordinate in the roof plane and set below the ridge and in from the sides. As can be seen in Figures 3-6 above there are many examples of similar front dormers along Kingdon Road.

5.7 Para. 5.24 of CPG1 deals with roof terraces and states that they should form an integral element in the design of elevations. Para. 5.25 states:

“A terrace provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 7, or behind a parapet on a flat roof. A terrace should normally comply with the following criteria:

- *The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.*
- *A terrace will only normally be acceptable on the rear of properties. It is normally inappropriate to set back a mansard to provide a terrace.*

- *It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.*
- *Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.*
- *It should not result in overlooking of habitable rooms of adjacent properties”.*

5.8 The proposed terrace is considered in compliance with this guidance as follows:

- *The terrace being to the rear elevation would not be visible from the public realm and would only be visible to a handful of properties. There would be negligible increase in bulk/massing.*
- *Railings would be set approx. 0.7m back from the edge and would not be visible from ground level.*
- *The terrace would not facilitate any adverse overlooking to neighbouring properties. This is achieved through the parapet type boundary which serves to keep users of the terrace a sufficient distance away from the edge.*

6.0 CONCLUSION

6.1 The proposed development is considered to be in compliance with NPPF and London Plan policies, as well as the Camden Local Plan and Planning Guidance.

6.2 There is significant variety in dwelling style, architectural detailing and roof form along Kingdon Road, and the proposed development would continue this.

6.3 The existence of roof extensions/alterations along the road for which planning records are unknown must be accepted and their effect on the character and appearance of the area taken into account. Such a view has been taken at Planning Inspectorate level (APP/Q5300/D/13/2209053 being one such example).