

Planning , Design and Access Statement

104 Drummond Street, London NW1 2HN

In support for

Full planning application for a rear extension to the property.

1. Introduction

Purpose

The purpose of this design and access statement is to support the full planning application for a two storey plus basement rear extension to 104 Drummond Street, which comprises a studio flat at basement level and a two bedroom maisonette at ground, first and second floor levels

The statement must be read in conjunction with the planning application drawings submitted:

- P00 - Site and Block Plan
- P01 - Proposed and Existing Lower Ground and Ground Floor Plan
- P02 - Proposed and Existing First and Second Floor Plan
- P03 - Proposed and Existing Elevations
- P04 - Proposed and Existing Section

Applicant, Agent

The Applicant:

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The Agent on behalf of the client:

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2. General Description

Site, Location and Character

The three storey & basement building is a mid-terrace house located on the northern part of Drummond Street. The building accommodates two self-contained residential units (Class C3). At lower ground floor level there is a studio flat of 29 sqm while at the ground, first and second floors there is an 97 sqm two-bedroom maisonette.

The studio currently has direct access to 9.5 sqm amenity space and the larger residential unit on upper floor levels has access to 11.4 sqm amenity space at ground level, albeit the majority of this area is given to the access walk to the rear space.

The site falls within the central Camden area with excellent public transport links, including the Underground station. The building is not listed and is not located within a conservation area.

The front row of Drummond Street has a uniform integral character with retail and commercial units at ground floor level and residential above. The rear elevations of most of the buildings forming part of the terrace have been altered and there is no uniform significant architectural feature across the whole of the terraces.

The Proposal

The proposal seeks permission for the erection of a two-storey (three floor) rear extension with second floor terrace above. It includes the alteration of the rear elevation and the internal layout of both the existing flats in the building.

The proposal will provide additional floor space to the existing residential units and will not alter the housing mix.

The proposal will increase the existing floor area of the studio at lower ground level from 26 sqm to 35 sqm. The studio will have access to 9.5 sqm of private amenity space, compared to 9.4 sqm in the existing situation.

The proposed rear extension will result in the existing two bedroom, four person maisonette of 87 sqm becoming a three bedroom unit of 99 sqm. The proposed unit will have access to 12.4 sqm of high quality private amenity space in the form of a roof terrace and a modest terrace at ground floor level. This provision is comparable existing amenity space of 11.4 sqm that the property currently has access to.

The proposal will bring the rear parapet in line with the neighbouring property no. 106. The roof behind will be replaced and upgraded with a higher insulation standard.

Planning History

104 Pre-App advice Ref: 2018/2198/PRE

Submitted: 30.05.18

Feedback: 31.07.18

No.104 – *L12/22/9/35459*

The site has been subject to four previous planning applications, one proposing the conversion of the basement to a bedsit. This permission was granted and implemented.

No. 104 - *PSX0104391, PSX0105435, PSX0204960*

The other applications sought permission for the erection of a mansard roof extension. These applications for a mansard extension were rejected.

No.108 - *8701452*

The property was granted planning permission for a full width extension in the late 1980s. The three storey (four floor) extension terminates at eaves level and a traditional approach to design was adopted. The windows and materials reflected those of the host building. The rear extension extends 1.8 m back from the original rear façade. This permission was implemented.

No.110 – 2012/0632/P, 2015/5772/P

The property was granted planning in January 2016 to erect a three storey (four floor) extension to the rear as well as a new rooftop mansard extension.

The permission was implemented and has resulted in a contemporary extension which incorporates a series of smaller gardens / terraces at various levels. The depth of the four storey rear extension far surpasses that of no.108.

3. Documents, Guidelines and Regulations

The following documents have been referred to, to assure that the design and proposed development complies with standards, regulations guidelines and requirements.

- National Planning Policy Framework
- The London Plan 2016
- Camden Local Plan 2017
- Camden Planning Guidance

Design

Scale

Policy CPG1 requires that an extension be designed to be secondary to the existing building in terms of location, form, scale, proportions and detailing.

The house is three storeys tall when viewed from the street, exclusive of the basement. The proposed extension is to the rear of the property and is located at lower ground, ground and first floor levels. The extension will have three floors and as such will be a floor lower than the total height of the building and as such will be secondary to the host building.

As recommended in the pre-application advice, the proposed extension to the lower and upper floor residential units follows the footprint of no.108 Drummond Street. It is only 1.8m deep when measured from the rear elevation of the existing building and is full width. The maximum height of the rear extensions is an entire storey lower than the extension to no.108 and the proposed parapet to match no.106.

The proposed extension is respectful of, and preserves, the historic pattern and established townscape of the area. It is also clearly secondary to its host building, especially in comparison the approved extensions to buildings forming part of the same terrace.

Detail design

The detailing and design of the rear extension will match the existing property and the adjoining properties with windows and materials reflecting those at no's.102, 106 and 108. The fenestration proposed also shows a similar more traditional solid to void ratio.

The parapet wall to the rear will match the parapet wall of the adjoining no.106. It will be on the same plane and will be the same height. The result is that the extension will be subordinate and secondary to the application building. In addition, the rear elevation be 'in keeping' with the varied rear elevation of the terrace. There will be no harm to the host building or the integrity of the rear elevations of the terrace. The extension will terminate one storey beneath the eaves of the building as specified in CPG1.

The applicant will accept a condition in relation to the materials to be used, as deemed appropriate by the Council, as there are both brick and render finishes evident in the rear elevations to the terrace of which the application site forms a part.

The rear chimney breast, which is notable on the row of three properties (no. 102, 104 and 106) will be retained thus retaining and respecting the local context and character as specified in Policy D1 and recommended in pre-application advice.

The terrace on the third floor will have wrought iron railings to the north and 1800mm high timber screens on the Eastern and Western edges to guarantee privacy and avoid overlooking to the adjoining properties at no.102 and no.106 as recommended in the pre-application advice.

Amenity Space

Policy CPG1 seeks to ensure that proposals allow for the retention of a reasonably sized garden.

The proposal allows for a lower level courtyard as well as a third floor terrace which are designed to respond to the residential character and provide amenity space for both the lower ground floor unit and the upper unit.

At present the studio of 26 sqm has access to 9.4 sqm of amenity space. The proposed extension will increase the floor area of the studio to 35 sqm and the amenity space will increase to 9.5 sqm.

The maisonette on upper floor levels currently has access to a 11.4 sqm terrace at ground, albeit arranged in an L-shaped narrow configuration. This amenity space will be partially excavated to make room for the lower ground floor. The remaining parcel of 3.8 sqm will be secondary to an 8.6 sqm rooftop terrace which will be accessed directly off the main living area and is arguably more useable and beneficial to the occupants. In total, the unit will have 12.4 sqm of amenity space. There will be no resultant loss of amenity space to the upper floor unit.

The proposal will retain the same area of amenity space but in a more useable arrangement. The proposal will accord with the aims of CPG1 regarding garden sizes.

Residential Amenity Considerations

Neighbouring Amenities

Policy CPG1 and Policy A1 of Camden's Development Policies seek to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

Daylight/ Sunlight

The three-storey rear extension is considered to not adversely impact upon the amenity of adjoining residential occupiers regarding access to daylight and sunlight due to the modest depth of the extension and the orientation of the extension facing north.

Outlook

The proposed rear extension is only 1.8m deep. It will therefore not project far beyond the rear elevations of the no.102 and 106. It is evident in the rear elevation drawing that there is approximately 2m between the closest windows at no.102 and the proposed extension. The position of the window and the shallowness of the proposed extension mean that it will not have an over domineering impact on the outlook of the neighbouring windows.

The lower level of no.102 is often covered, as per the attached photographs. In addition, the existing tall shared boundary wall between the properties will mean that views from the lower ground towards the rear extension are already intercepted by the existing wall.

The slightly greater distance of 2.1m between the windows serving habitable rooms of no.106 and the proposed shallow extension will mean that the extension will have no impact on the outlook from the rear facing windows of no.106.

The shallow depth of the proposed extension and the narrow width of the adjoining properties' gardens means that the tall shared garden walls and walkways intercept views from the lower ground amenity space of no.106 towards the side of the rear extension. As set out in the pre-application response the reduction of the rearward projection of the extension to reflect that at no.108 will ensure that the outlook from no.106 is respected.

All proposed plans demonstrate that the extension would not intercept any 45 degree outlook arc's taken from the neighbouring properties' habitable windows. The proposed extension would not result in any harmful loss of outlook nor would it appear over domineering from the adjoining properties.

Privacy

There are no windows in the side elevations of the proposed modest depth extension that could result in harmful levels of overlooking into the neighbouring properties. The windows in the extended rear elevation are in a similar location to the existing windows and do not therefore exacerbate the degree of overlooking currently present, which is normal in this urban location. There will be no harm to the privacy of the adjoining neighbours.

Proposed Internal Layout

The proposed extension will enable the reconfiguration of the two existing units and will provide more generous floor areas both internally and externally.

Each unit will have improved levels of natural light. The Lower ground floor unit has been rearranged so that the kitchen/living area opens onto the courtyard through large glazed doors. The extended courtyard will increase the light and ventilation to the property. The bedroom area at the front of the unit has an openable window facing Drummond street ensuring that the unit has dual aspect for both lighting and ventilation purposes.

The maisonette to the upper floors will be rearranged to have bedrooms and a living room located at lower levels. All rooms will have excellent levels of daylight and are designed to comply with space standards as set out in the London Plan. A large open plan living / kitchen / dining area is located on the top floor and benefits from the existing rooflights as well as access to the new terrace area.

4. Accessibility

The site has a Public Transport Accessibility Level (PTAL) of 6B. It has a direct connection to public transport, bus routes as well as a short distance from three Underground stations; Euston, Euston Square and Warren Street.

5. Sustainability

The proposed design considers sustainability by incorporating the following:

- All new windows are to be either double or triple glazed to reduce heat loss and assure sound proofing.
- All new external walls will have thermal insulation and a cavity to contribute to the thermal quality of the building.
- The layout and design maximises natural light and ventilation with large windows and courtyards whilst considering sustainability.

Conclusion

The proposal is significantly smaller than the extension at 110 Drummond Street and reflects the depth of the extension at 108 Drummond Street, though is lower in height with an almost identical host building. The increase in the height of the parapet matches that at no.106.

The proposal seeks to improve the configuration of the two residential units in a sympathetic manner which is fully respectful of the character of the area, the host building and existing and future residential amenities.

The proposed extension meets the policy guidelines, regulations and recommendations and would enhance spatial and environmental quality without demonstrable harm.