

Design and Access Statement

Flat 3, 2A Hargrave Place, London N7 0BP

Mansard extension to
a Victorian building

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1. Introduction

This Design and Access Statement has been prepared as a planning application supporting document to the London Borough of Camden.

It accompanies a planning application for the addition of a mansard extension to a Victorian building.

2. The Site and Surrounding Area

2.1. Location and Access

The application site is situated within the London Borough of Camden. The site is the top floor flat in a four storey residential building.

The site has a very good public transportation accessibility. It is within walking distance of Camden Road with numerous bus routes heading north and south.

The site isn't within a Conservation Area.

2.2. Land Use and Site

The site currently contains a small one-bedroomed flat of 32 sq m accessed directly from Hargrave Place through a shared stairwell. The entrance to the flat is on the second floor.

There is a 'butterfly' roof form set behind a 1.1m high brick parapet.

Flats on the lower levels have bathroom windows that facing the neighbouring Landleys Field building to the west.

2.3. Surrounding Area.

The site is situated in the London Borough of Camden close to the high street amenities along Brecknock Road

The predominant character of the area is residential, although there are commercial uses along nearby roads.

A number of mansard extensions to similarly scaled buildings have been approved and completed along Hargrave Place and Brecknock Road.

3. Planning Policy and Previous Consultation

3.1. Relevant Policies

3.2. Relevant Core Strategy (2011) Policies:

Policy CS8 Enhancing Islington's Character

Policy CS10 Sustainable Development

3.3. Relevant Development Management Policies (2013):

DM2.1 Design

DM2.2 Inclusive Design

DM3.4 Housing Standards

DM9.2 Planning Obligations

3.4. Relevant London Plan Policies (2015):

Policy 3.4 Optimising Housing Potential

Policy 7.4 Local Character

Policy 7.6 Architecture

3.5. Supplementary Planning Guidance

Islington – Urban Design Guide

Inclusive Design

4. The Design Principles

4.1. Design

The proposed addition of a mansard level follows the principles established by recent, neighbouring extensions. We are proposing to remove the existing 'butterfly' roof for and form a new 70-degree roof pitch mansard set back and behind the existing 1.1m high brick parapet wall.

The flank walls are raised in matching stock bricks and capped with matching copings.

The existing chimney stack will be raised above the new roof level to dimensions shown on the proposed elevations.

The dormer window facing Hargrave Place is set-back from the parapet by 750mm and from the flank walls by 600mm so that it complements the existing building without creating any over-dominant elements. This window arrangement is also centered on the existing street-facing windows below.

The 70-degree mansard to the rear is also set-back from the brick parapet and incorporate flush-glazed rooflights. This rear facing elevation with therefore be subordinate the existing building and surrounding built fabric.

4.2. Land Use:

This proposal maximises the potential residential use of this urban site without impinging on the amenity of neighbouring properties. The height of the new roof and parapets will fall below a 25-degree projection from the centre of habitable room windows of the neighbouring property at 27 Brecknock Road (Shown on the proposed sections)

4.3. Inclusive Design

The extension has now been designed, as far as possible, to meet The Standard Conditions of Accessible Housing 1st October 2015 and it will be constructed to Category 2 of the National Standard of Housing Design as set out in the Approved Document 'Acceptable and Accessible Dwellings'.

The proposed stairs are of a sufficient scale and detail to suit ambulant disabled people.

The bathroom, kitchen and habitable rooms are scaled to meet 'lifetime homes' requirements.

4.4. Refuse

We are not proposing to add any additional housing to the site so the current refuse and recycling facilities at ground floor level will remain as existing.

4.5. Transport and Access

The scheme is proposed to be car free due to the good public transport links within the vicinity of the site.

4.6. Flood Risk

The site is not in a flood area.

4.7. Crime Prevention / Safer Places

The windows and entrance door will be specified to meet 'Secure by Design' standards.

4.8. Utilities and Drainage Assessment

The proposed building will be connected to existing public drainage system in Hargrave Place. Surface water will not be connected to the foul existing water drainage system before entering the combined public sewage system.

4.9. Affordable Housing Contributions

Affordable Housing contributions are not applicable to this proposal.

4.10. CIL

CIL contributions are not applicable to this proposal.

