DESIGN AND ACCESS STATEMENT

SECOND AND THIRD FLOOR FLAT
28 MONTPELIER GROVE
NW5 2XD

ON BEHALF OF PHILIP SELLAR

1. INTRODUCTION

This design and access statement is submitted on behalf of Philip Sellar of Second and Third Floor Flat, 28 Montpelier Grove.

The proposal consists of:

- Enlargement of an existing roof dormer at roof level.
- Enlargement of an existing rooflight at roof level.
- Replacement of existing railings at roof level.

This statement sets out the proposals in the context of the relevant National and Local Planning Policy. The statement will explain and consider issues relating to the design and impact of the proposal as well as the impact on local amenity and neighbouring properties.

Fig.1 Birds eye of 28 Montpelier Grove

2. PHOTOGRAPHIC REPORT

Fig.2 Front elevation of 28 Montpelier Grove The flat consists of the top two floors, including the dormer

Fig.3 Birds eye of 28 Montpelier Grove from the East

Fig.4 Birds eye of 28 Montpelier Grove from the South-West.

3. SITE CONTEXT

28 Montpelier Grove is not a Listed Building. The property is located in the Kentish Town Conservation Area. The properties in this area comprise of terraced and semi-detached Victorian houses - please see Kentish Town Conservation Area map below (Fig. 5).

The site lies on the eastern side of Montpelier Grove with a West facing front elevation and an East facing rear elevation. The property consists of the top two storeys of 28 Montpelier Grove with access through a Communal Stairwell.

The flat is for residential use (C3) and no change to its use is proposed.

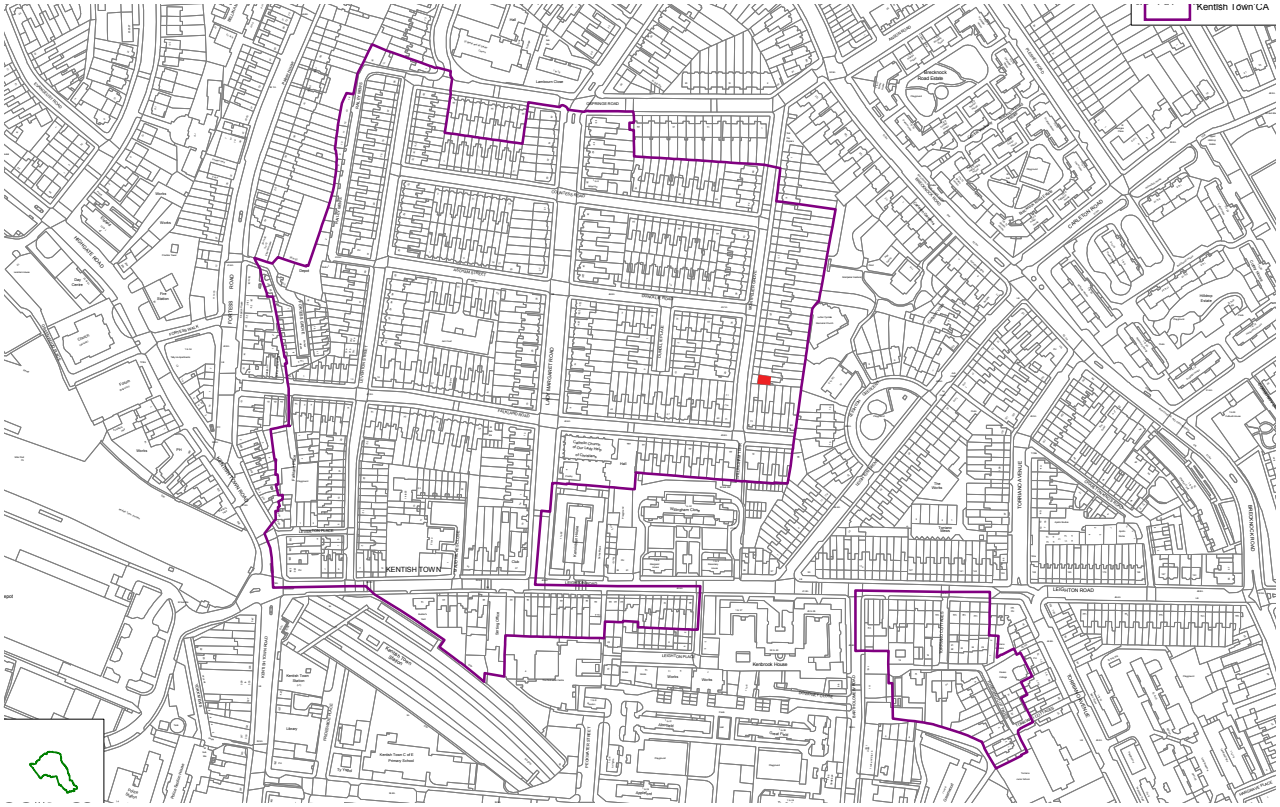

Fig.5 Kentish Town Conservation Area - No.28 in Red

4. PLANNING PRECEDENT

28 MONTPELIER GROVE

31279 Granted 26.11.1980.
The change of use to 3 self-contained dwelling units including works of conversion, the enlargement of the front dormer, enlargement of the existing ground floor extension and alterations to the roof at the rear.

2018/3079/P Granted 10-09-2018
Certificate of Lawfulness (Existing)
Use of the rear flat roof with balustrade above 3rd floor as a roof terrace, for flat at 2nd and 3rd floors.

25 MONTPELIER GROVE

2015/3485/P Granted 08.10.2015.
Erection of front and rear dormers to flat

38 MONTPELIER GROVE

2016/3800/P Granted 26.08.2016
Enlargement of front dormer and erection of rear roof terrace to dwelling house

25 MONTPELIER GROVE

2016/3307/P Granted 04.08.2016
Erection of rear extensions at ground and second floor levels; enlargement of existing dormers to front and rear; installation of terrace at first floor level and juliet balcony at second floor level to rear; and various external alterations

Fig.6 Left - Existing Dormer at 25 Montpelier Grove
Right - Permitted Dormer Expansion at same property.

5. PROPOSED SCHEME

The proposal is for:

1. Enlargement of an existing roof dormer at roof level.
2. Enlargement of an existing rooflight at roof level.
3. Replacement of existing railings at roof level.

Covering the points in turn:

1. Enlargement of an existing roof dormer at roof level.

It is proposed that the front Dormer be enlarged to match the scale of the Dormer at no.25, Montpelier Grove and a number of similarly sized Dormers along Montpelier Grove which can be seen from street level.

As per the Camden Planning Guidance Design Guide, the design follows the following sections:

5.7
Additional storeys and roof alterations are likely to be acceptable where:

There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape

- The expanded dormer is one of many recently expanded dormers along the road, as per the planning precedent section.

Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

- Traditional Sash Windows and Lead work stylistically and sympathetically follow the local vernacular and the scale of the expansion does not overwhelm the existing roof.

5.9
Materials, such as clay tiles, slate, lead or copper, that visually blend with existing materials, are preferred for roof alterations and repairs. Where roofs are being refurbished, original materials such as keyhole ridge tiles or decorative chimney stacks and chimney pots should be reused. Replacement by inappropriate substitutes erodes the character and appearance of buildings and areas.

- Lead work will be used to clad the cheeks of the extension to tonally match the existing slate tiles. Other than the existing tiles, no other items of architectural interest will be amended.

5. PROPOSED SCHEME (cont.d)

5.11
Alterations to, or the addition of, roof dormers should be sensitive changes which 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:

a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow pitched roofs.

- The pitch of the roof is sufficient for a suitably scaled dormer and is identical to those of neighbouring buildings with recently enlarged dormers.

b) 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 roof-line when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

- The enlarged dormer will not cut through the roof ridge or hip, and will be sufficiently modest in scale to protect the view of the roof-line. The dormer will not be full length and will be set well within the 500mm spacing as recommended.

c) Dormers should not be introduced where they interrupt an unbroken roof-scape.

- The expanded dormer is one of many existing and recently expanded dormers along the road, as per the planning precedent section.

d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Figure 4). It is important to ensure the dormer sides ("cheeks") are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

- Matching the Dormer styles along Montpelier Grove, the proposed Dormer enlargement will continue to be centrally placed and will not provide an overly dominant appearance. The number of sash windows (4) will match those of several dormers along the street.

e) Where buildings have a parapet, the lower edge of the dormer should be located below the parapet line.

- The front roof of the building has no parapet line.

f) Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

- Lead work will be used to clad the cheeks of the extension to tonally match the existing slate tiles and white woodwork around the sash windows will match existing,

5. PROPOSED SCHEME (cont.d)

2. Enlargement of an existing rooflight at roof level.

The existing rooflight will be enlarged to allow for safer access to the roof terrace via a staggered stair.

The use of the roof as a terrace, including the surrounding railings, rooflight and water tank were given a Lawful Development Certificate permitting their use:
(2018/3079/P, Granted 10-09-2018)

As per the Camden Planning Guidance Design Guide, the design follows the following sections:

5.21
Roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes. This occurs where they are raised above the roof slope rather than being flush with the roof profile, or where they are an incompatible introduction into an otherwise uncluttered roof-scape, or where they conflict with other architectural roof elements, e.g. gables and turrets.

- The proposed rooflight will sit very close to the existing rooflight and will not be visible from the street or any neighbouring properties. It will not conflict with any adjacent architectural features.

5.22
Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface. Some properties, particularly listed buildings and those within conservation areas with prominent roof slopes may be so sensitive to changes that even the installation of roof lights may not be acceptable.

- The rooflight will not be visible from the street or any adjacent properties and will therefore not have any adverse effect on the vernacular of the building. The size of the rooflight, although larger than the original, will be sufficiently small to remain subordinate to the roof.

3. Replacement of existing railings at roof level.

The existing railings are old, both in design and condition and would benefit from being replaced.

As per the Camden Planning Guidance Design Guide, the design follows the following sections:

5.24 Balconies and terraces should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. Consideration should therefore be given to the following:

Careful choice of materials and colour to match the existing elevation

- The railings will be traditional in appearance with thin black metal spindles and thin black metal handrails to match the dark tones of the roof slates and proposed leadwork of the expanded dormer.

6. DESIGN & ACCESS

For the avoidance of doubt, the following paragraphs address the requirements for design and access statements, using headings set out in national guidance on preparation of such statements.

Use:
Second and Third Floor Flat, 28 Montpelier Grove is entirely for residential use. This proposal intends to retain the residential use of the property.

Layout:
The proposed layout offers greater use of the third floor and provides a safer method of access to the roof terrace with an enlarged rooflight,

Scale:
The enlarged size of the front Dormer matches many adjacent properties along the street and will have no negative impact on the roof-line. No neighbouring properties will be affected in terms of overlooking or daylight issues.

Vehicular Links:
The scheme has no impact on transport or traffic levels to the site.

Inclusive Access:
By its nature, the existing property does not allow for wheelchair access. No provisions can reasonably be given.

7. CONCLUSION

In summary, the proposal seeks to improve the use of the existing flat. The altered design of the dormer will match the form and style of many neighbouring dormers and it's larger size will continue to be modest in proportion to the existing roof.
Dormer Expansions of this nature have been common place in residential properties within the Kentish Town Conservation Area.
We consider that the proposal is in full compliance with the aims and objectives of relevant Core Strategy policies and national planning guidance. For all of the reasons set out in this report, we consider the proposals pass the Section 38(6) test and that planning permission should be granted accordingly.