

Design & Access Statement

Reference:

NW5 4DY

Applicant:

Macatex Ltd

98 Queen's Crescent
London
NW5 4DY

Date:

17/12/2018

Agent:

Zanoply Ltd

Introduction

- The Full Planning Application is for a mansard roof extension to increase the floorspace of an existing self-contained unit raising the quality of the living accommodation.

- This Design & Access Statement is accompanied by the following documents:

- Duly completed application form
- OS map location plan
- OS map block plan
- Full set of existing drawings
- Full set of proposed drawings

Locality

- The site does not fall within a flood-risk zone.
- The site is not a listed building nor does it fall within a Conservation Area.
- The property is located within the Queen's Crescent Neighbourhood Centre.

Setting

- The property is located within a commercial area with residential flats in the upper levels.
- The existing properties on Queen's Crescent are predominantly two and three storey terraced stock.
- The boundary treatment to the front is open to the pavement.

Use

- Ground floor is an A3 Use Class and the upper levels are a C3 Use Class.
- The proposed will remain the same.

Amount

- The internal parameters have been designed to closely reflect the policies set forth by the London Borough of Camden and to protect the amenity of the neighbouring properties.

- The existing and proposed GIA are as followed:

- Existing site area is 107.6m² and the proposed will remain the same.
- Existing ground floor commercial area is 70m² and the proposed will remain the same
- Existing first floor Flat B is 36.1m² for a 1 bedroom unit and the proposed will be increased to 77.8m² for a one bedroom unit.
- Proposed thrid floor will be 36.2m².

- The proposed GIA of Flat A will be as followed:

- Proposed overall GIA will be 77.8m².
- Proposed kitchen will be 8.7m².
- Proposed dining room will be 9.7m².
- Proposed living area will be 11.1m².
- Proposed shower room will be 2.5m².

- Proposed bedroom will be 18m².
- Proposed study will be 7.1m².
- Proposed en-suite will be 3.5m².
- Proposed internal storage will be 2.6m².

- The proposed volume for the main mansard roof extension:

$$\begin{aligned} 1) A1 + A2 / 2 \times A3 \times A4 &= 5.424 + 5.420 / 2 \times 2.405 \times 8.036 \\ &= 10.83 / 38.89424 = 0.16602363892 \\ &= 166.02363892\text{m}^3. \end{aligned}$$

- The proposed volume for the mansard window(s):

$$\begin{aligned} 1) B1 \times B2 \times B3 &= 2.095 \times 0.739 \times 1.233 \\ &= 1.908936765 \times 4 \\ &= 7.63574706\text{m}^2 \end{aligned}$$

- The total proposed cubic volume will be 173.65938598m³.

Layout

- The existing self-contained unit is accessed from the primary landing of the staircase.
- The proposed seeks to relocate the main access point to the secondary landing to incorporate an additional window into the unit.
- The existing layout of the second floor will be retained and an additional staircase will be economically placed above the existing staircase to utilize the space.
- The proposed third floor will be used to create a large double bedroom with an en-suite and a study.
- The proposed bedroom and study is access via a communal hallway and landing.
- The staircase and general access has been prepared in accordance with Document K of the Approved Building Regulation Documents (2013) for Protection from falling, collision and impact.
 - There is a minimum of 1.9m headroom height at pinch points.
 - The staircases do not exceed a 42 degree incline.

- The external parameters have been designed to closely reflect the policies set forth by the London Borough of Camden and to protect the amenity of the neighbouring properties
 - The existing height of the dwelling from the front elevation to the front parapet wall is 10.330m and the proposed will be remain the same.
 - The existing height of the dwelling from the front elevation to the roof is 8.8m and the proposed will be 11.600m.
 - The existing width of the dwelling from the front elevation is 5.710m and the proposed will remain the same..
 - The existing depth of the dwelling from the West elevation is 23.976m and the proposed will remain the same.
- The proposed parameters for the mansard roof extension will be as followed:
 - The proposed maximum height will be 2.765m.
 - The proposed maximum width from the front elevation will be 5.408m and 5.353m.
 - The proposed maximum depth will be 7.631m.
 - The proposed maximum internal headroom height will be 2.562m and 1.995m for the mansard roof windows.
- A minimum of 200mm has been maintained from the existing eaves and party wall to ensure an in-keeping appearance.

Landscaping

- The proposal will not include soft or hard landscaping.

Appearance

- The existing building is made up of a three storey mid terraced structure of yellow London Stock brick, slate roof tiles and UPVC windows with red brick detailing.
- The existing boundary treatments have been constructed of Yellow London Stock Brick with precast concrete coping stones and the proposed seeks to reinstate the same high quality materials to build up the parapet wall.
- The proposed front and rear roof windows will match the verticle fenestration of the existing windows on the front and rear elevation of the original building.
- The scale of the mansard roof extension has been carefully designed to be hidden from the public realm and to closely match the existing character of the front elevation.
- The mansard roof extension will be constructed of high quality materials and the existing parapet walls will be re-instated with high quality Yellow London Stock Brick and precast concrete coping stones.
- The mansard roof extension will be construction of a mixture of high quality rainscreen cladding.
- This development will respect the scale and character of the area, as well as mirroring the detailing and proportions of existing buildings on Queen's Crescent.

Access

- The principal elevation of the property is fronting Queen's Crescent.
- The existing external access will remain the same.
- The internal access of the second floor communal staircase will be updated to comply with Document K of the Approved Building Regulation Documents (2013) for Protection from falling, collision and impact.

Summary

- The Full Planning Application is for a mansard roof extension to increase the floorspace of an existing self-contained unit raising the quality of the living accommodation.
- The existing first floor Flat B is 36.1m² for a studio unit and the proposed will be increased to 77.8m² for a one bedroom unit to exceed the 58m² requirement by 19.8m².
- The proposed mansard roof extension has been closely designed to reflect the feedback from the case officer on 01.12.2014 for 2017/5964/P and the policies set forth by the London Borough of Camden; in particular, policy DP24, DP26, LDF, CS1, CS5; CS14.
- There are unsympathetic examples of a mansard roof extension along Queen's Crescent, however, the proposal seeks to re-instate the existing high quality materials: Yellow London Stock brick, precast concrete coping stones and rainscreen cladding.
- The proposal will be a car-free development.
- The scale of the proposed mansard roof extension has been designed with a lower and upper slope to create a 'True Mansard', following the feedback of the case officer on 01.12.2014 for the previous planning application 17/5964/P:
 - *Mansard roofs are a traditional means of incorporating additional floorspace into a building without adding height or bulk of a full storey. The basic principle of a mansard roof is that the lower slope should be at a steeper angle than the upper, and that the upper slope should be visible. This is a 'true mansard'.*
 - *The proposed roof extension has a totally flat roof with the lower slope rising behind the parapet wall, at a right angle. This is not an established roof form and therefore is not considered acceptable. The use of copper plate over the rear façade is also unorthodox and unacceptable as slate hanging would be preferred.*
- The proposed mansard roof extension has a 70 degree lower slope and a 10 degree upper slope which is not visible from the further pedestrian walk-away along Queen's Crescent .
- The neighbouring boundary wall has been appropriately built-up using yellow London stock brick and coping stones and the v shaped groove has been incorporated into the rear elevation to emphasize the butterfly roof to reflect the feedback from the case officer:
 - *Where it is acceptable to infill on a valley (or 'butterfly') roof the new roof form should spring from behind the parapet at existing hopper-head level forming a continuous slope of between 49 and 70 degrees. The proposed rear elevation, in this instance, is sheer with the rear building line making the extension appear particularly bulky and prominent on the unaltered rear elevation.*

Summary

- There have been examples of a mansard roof extension within the area and in particular opposite the site building which have been included within the appendix and as noted by the previous case officer:

- We believe that the propose application is not against policy CS14 and DP24 as opposite side of the street have quite few similar development also next terrace of the properties starts with No:102 Queen's Crescent have also quite few similar properties.

- As a company policy, we work proactively with the allocated case officer to come to a decision within the statutory timeframe, therefore, if you require any additional information please do not hesitate to contact us for a prompt reply.

Appendix



Appendix



Appendix



Appendix



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