

Heritage Planning Statement

Construction of rear roof dormer,
8 Clarkson Row, Camden, NW1 7RA



Fig. 01 Existing Front Elevation



Fig. 02 Existing Rear Elevation

1.0 Site characteristics

Located within the Camden Town Conservation area 8 Clarkson Row is a late 20th century three storey house situated within a terrace on the north east side of the street directly opposite the railway cutting.

Although different in typology and form the terrace matches the style and materials of the flats and maisonettes immediately around the corner on Mornington Place which were built at the same time.

The property is in use as a single-family dwelling, planning use class C3. It is not intended that the proposed development would alter the current use of the building.

Information from the flood map available from the Environment Agency website indicates the property is not within a flood zone area.

2.0 Planning History

No previous planning history could be found through searching the LPA website.

3.0 Design Proposal

The application seeks planning permission for a rear dormer extension to the existing second floor. There is no Article 4 direction in place relating to the property but as it is in a conservation area the proposal will require planning approval.

4.0 Policy framework and design guidance

Paragraph 4.2 of the CPG *“Altering and extending your home”* (March 2019) states various circumstances where a roof alteration is likely to be unacceptable. These include where:

- *“Complete terraces or groups of buildings have a roof line that is largely unimpaired”*
- *“Buildings which have a roof line that is exposed to important London-wide and local views from public spaces”*
- *“Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level”*

These are all based on the notion that there is likely to be *“an adverse affect on the skyline, the appearance of the building or the surrounding street scene.”*

However, although the site is within the Camden Town Conservation Area and within the Parliament Hill to Palace of Westminster view corridor, when considering the current impact of the existing roofscape together with Camden Town's Conservation Area Appraisal and its associated documents, the proposed alteration can be regarded as unlikely to significantly impair the existing skyline, appearance of the building or surrounding street scene.

As illustrated on the Camden town CAAMS character appraisal map, 8 Clarkson Row is not a listed building and neither is it part of a terrace or a building that contributes positively to the conservation area.

Instead the proposed site forms part of a development at the junction of Clarkson Row and Mornington Place where the 19th Century character and street scene dominating the majority of the conservation area is lost to modern post war housing. As described in the introduction of the CAAMS 'Sub-Area 2 Residential' appraisal, some of these developments are either *"out of scale or character with their surroundings."*

With respect to No's 1-10 Clarkson Row, this break in character and scale from its period neighbours can be seen as more significantly marked at roof level, than for example, the flats and terraces at No's 14-31 Mornington Place, which are of the same age, style and materials to Clarkson Row.

Whereas the urban grain map for the conservation area shows the terrace at Clarkson Row conforming to the regular tight plot sizes arranged around the green space of back gardens which is the general pattern in the conservation area, this is not reflected at roof level.

Aerial views of Clarkson Row (Fig 03 and 04), demonstrate how the large single expanse of uninterrupted roof over the rear section of the terrace is out of scale and character. This is in part due to the difference in eaves height between the front and rear of the terrace, which amounts to a whole storey, increasing the rear roof surface area, but also the featureless uniformity of the roof is in sharp contrast to the surrounding buildings, where a combination of dividing parapets, chimneys, roof hips and valleys and in the case of the neighbouring dwellings, No's 14-31 Mornington Place, variations in roof heights, allow individual plots to be distinguished at roof level and the urban grain to be read within the skyline.

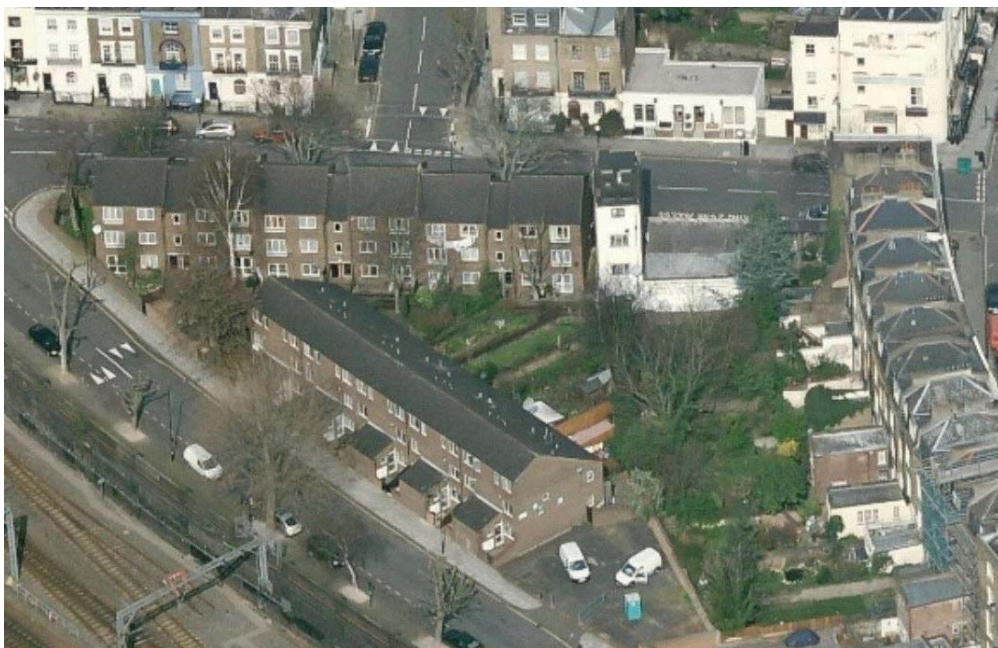


Fig. 03 Aerial view of Clarkson Row looking North

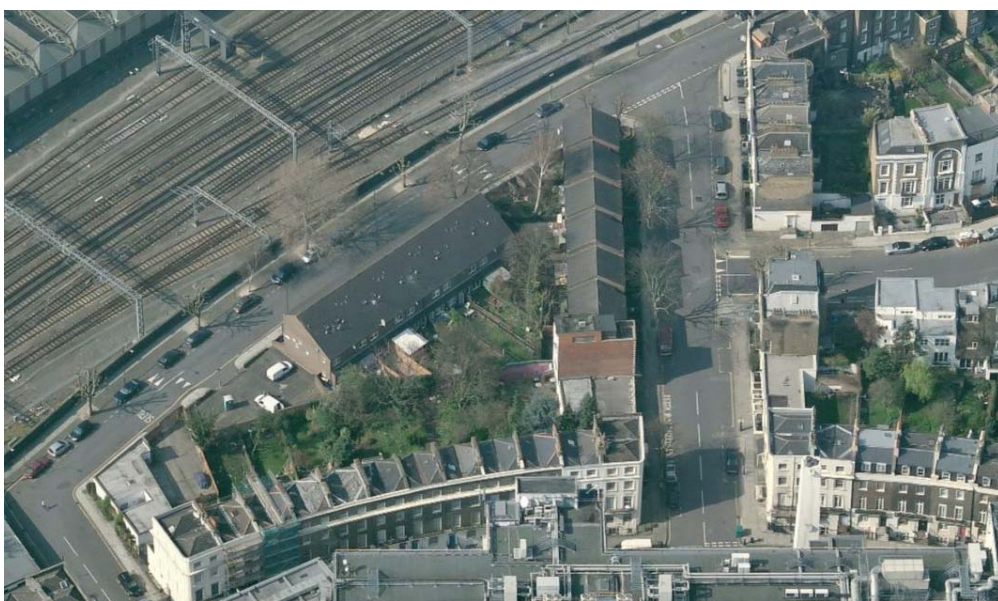


Fig. 04 Aerial view of Clarkson Row looking West

It is therefore considered that in the short term the proposed dormer would lead to less than substantial harm to the existing skyline, building or street scene, allowing to viably optimise the existing family house. In the long term it would serve as a precedent for good design encouraging similar roof alterations along the terrace, articulating the existing urban grain at roof level and therefore enhancing the existing skyline.

5.0 Design Principles

The proposed alteration has been sensitively designed to respect the original property yet maximise and provide improved accommodation to the existing dwelling.

HS2 has already provided secondary glazing installed by Everest to mitigate against noise pollution created by the planned HS2 works. The extension will allow the second floor bedroom to be relocated to the rear of the property helping to further reduce the impact of any noise. This will also provide the opportunity to introduce modern standards of construction enhancing the overall energy performance of the building.

The proposed roof extension has been designed in a modern style with a casement window to match those on the existing house. The window has been designed to share the proportions and to line through with the openings below as to not dramatically alter the appearance, character and rhythm of the original host building, which has an asymmetrical facade with a strong vertical linearity.

The dormer is set down from the ridge and up from the eaves of the main house and looks subservient when viewed against it, while at the same time lining through with the main eaves at the rear of the flats/maisonettes No's 14-31 Mornington Place and mirroring the front of the house. With regards to neighbourliness, sunlight and daylighting the proposal is positioned far enough from boundary lines to not have a detrimental impact on either adjacent properties in terms of privacy, visual intrusion, noise or disturbance.

6.0 Materials

The proposed materials have been designed to either match or complement the existing materials these include:

- Fenestration to be white upvc to match existing
- Dormer to be tiled to match the existing roof tiles
- Guttering to be new black upvc to match existing

7.0 Access

Access arrangements for the building will remain as existing.