

## DESIGN AND ACCESS STATEMENT

Roof extension to No.10 Ploughmans  
Close, Camden, London, NW1 0XH

July 2019

**1140 DAS**

Studio DC Architects



## INTRODUCTION

This Design and Access Statement is part of the Householder Application for Planning Permission submitted to the Camden Planning Service for a roof extension to a contemporary terraced house in Ploughmans Close, Camden, London.

It was prepared by Andrew de Carteret DIP Arch RIBA of Studio DC Architects who has 18 years of experience designing and teaching about contemporary alterations to existing buildings in accordance with Historic England / English Heritage / planning policy guidance.

*agent: Studio DC Architects*

*contact: Andy de Carteret*

*tel 07906 387185*

*e-mail [andy@studiodc.co.uk](mailto:andy@studiodc.co.uk)*



## 1 The Setting

No. 10 Ploughmans Close is a 2 storey contemporary terraced house built as part of the 'Elm Village' housing development completed in 1980. Ploughmans Close is one of the quiet, inward facing cul de sacs which characterise the development and is located to the east of the Regents Canal and to the west of the Camley Street through road.

The urban design of the development creates a private domestic enclave which is hidden from the wider Camden street-scape and has very little foot traffic.

The terrace is made of a contemporary red brick throughout with dark painted (or metal) windows and timber details such as the entrance canopys. (see figure 2). The pitched roof finish is a dark red Marley concrete roof tile which are typical of the period. These materials are consistent throughout the development.

The modern nature of the housing development means that it is not included within one of the Camden Conservation Areas.

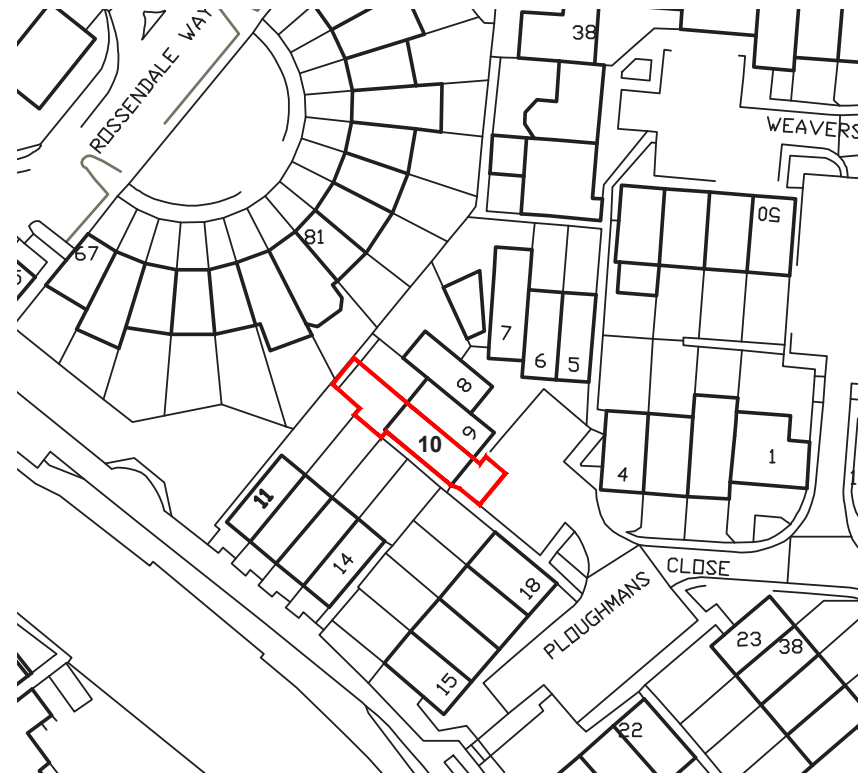


Fig.1 - Ordnance Survey location plan with application site outlined in red



Fig.2 - photograph of the terrace as viewed from Ploughmans Close

## 2 The Existing Dwelling

No.10 Ploughmans Close is a compact 2 bedroomed family house set over two floors. The house has a floor area of approximately 68 sqM which is below the current minimum standard for a 2 bedroom unit set over 2 floors (National technical housing standards). It is a freehold property owned by a young family with children.

The demands of a growing family and the need to work from home for part of the week have left the owners in desperate need for more space. Currently the home office area is incorporated into the bedroom and there is a lack of built-in usable storage space.

The owners would like to make general improvements to the layout to more efficiently utilise the available space, provide good levels of storage, a standalone office area and a further single bedroom for the growing children.

To facilitate these improvements a roof extension is proposed to avoid encroaching into the valuable garden amenity space.



Fig. 3 - Aerial view of the application site as viewed from the west. (google maps 2019) No. 10 is outlined in red



Fig.4 - photograph of the rear of the terrace as viewed from the garden



### 3 The Proposed Design

The proposals have been designed in accordance with the specific planning policy guidance given in: 'Camden Planning Guidance - Altering and extending your home' (March 2019) and the other relevant Camden Planning Guidance documents such as 'CPG - Design' (March 2019) and 'CPG - Amenity 'SPG' (March 2018)

Additionally we understand that the proposals for this roof extension will be assessed within the context of the increasing awareness of the value of 'upward extensions' as a sustainable means of addressing London's housing needs for example with the GLA's 'Consultation on upward extensions in London' - (Mayor of London 2016)

#### Scale, bulk and massing

The design responds specifically to the guidance given in section 4.10 of the *Camden Planning Guidance - Altering and extending your home* SPD (March 2019) for 'other types of roof extension':

The existing house is a contemporary building which lends itself to a less traditional form of roof addition under this guidance . A contemporary minimal design approach has been adopted using high quality materials and details.

The extension is subordinate to the existing house and is set back from all of the roof edges to retain the overall integrity of the original roof form. On the front elevation the extension is set back by approx. 2.4 metres to minimise any visual impact on the private close. There is no direct visual impact on the wider Camden streetscape. The height of the extension is restricted to the minimum height needed to meet the current head height requirements given in the National technical housing standards (2.3 metres).

As can be seen in figures 2 and 3 one of the main characteristics of the Ploughmans Close development is the large 3.5 metre setbacks in the positioning of the different houses giving a staggered, broken up massing in contrast to the traditional idea of a terrace. (eg. relationship between front facades to No.8 and No. 9 Ploughmans Close). The proposed massing of the roof extension echoes this characteristic with the large setback from the front facade creating a new roof profile which is sympathetic to and engages with its context. (see fig. 9 proposed perspective view)

The proposed roof extension would provide an additional 26sqM of floor space, allowing for a 10.5 sqM office space and a single bedroom of 7.8 sqM with an additional 4 sqM of built in storage in the roof eaves.

The additional floor area brings the overall GIA up to 94sqM which exceeds the current National technical housing standards for a 3 bedroom unit set over 3 floors (3b 4p).

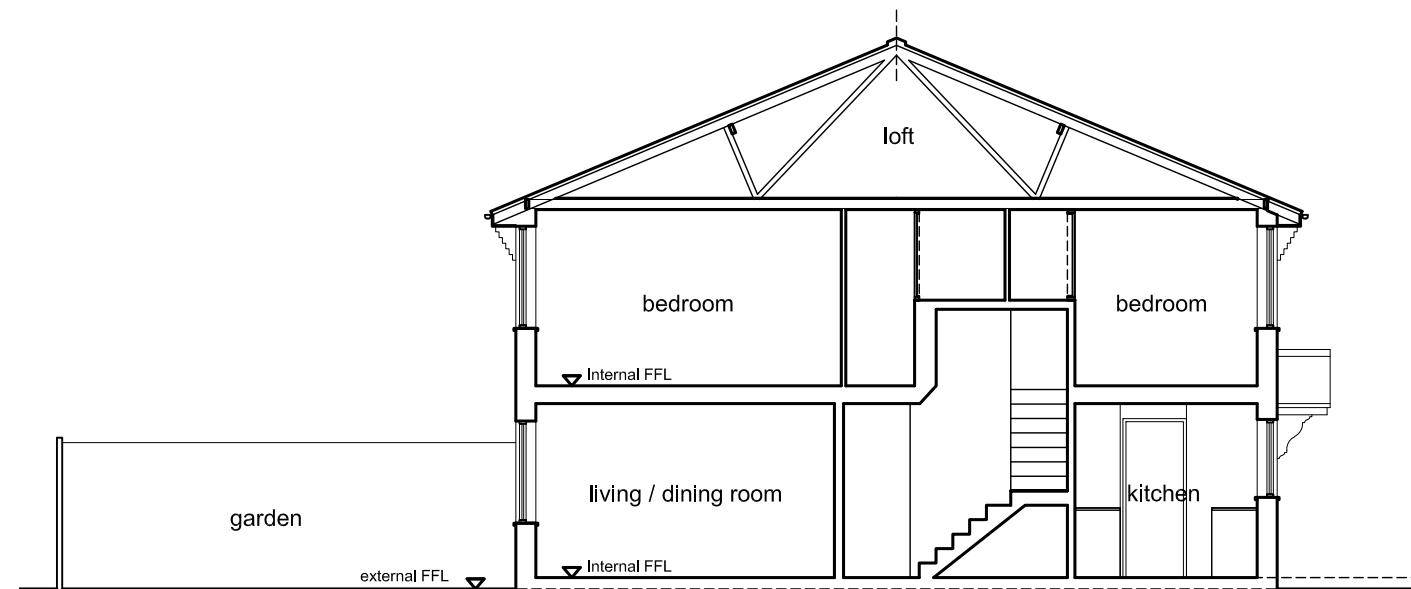


Fig. 5 - AS EXISTING SECTION

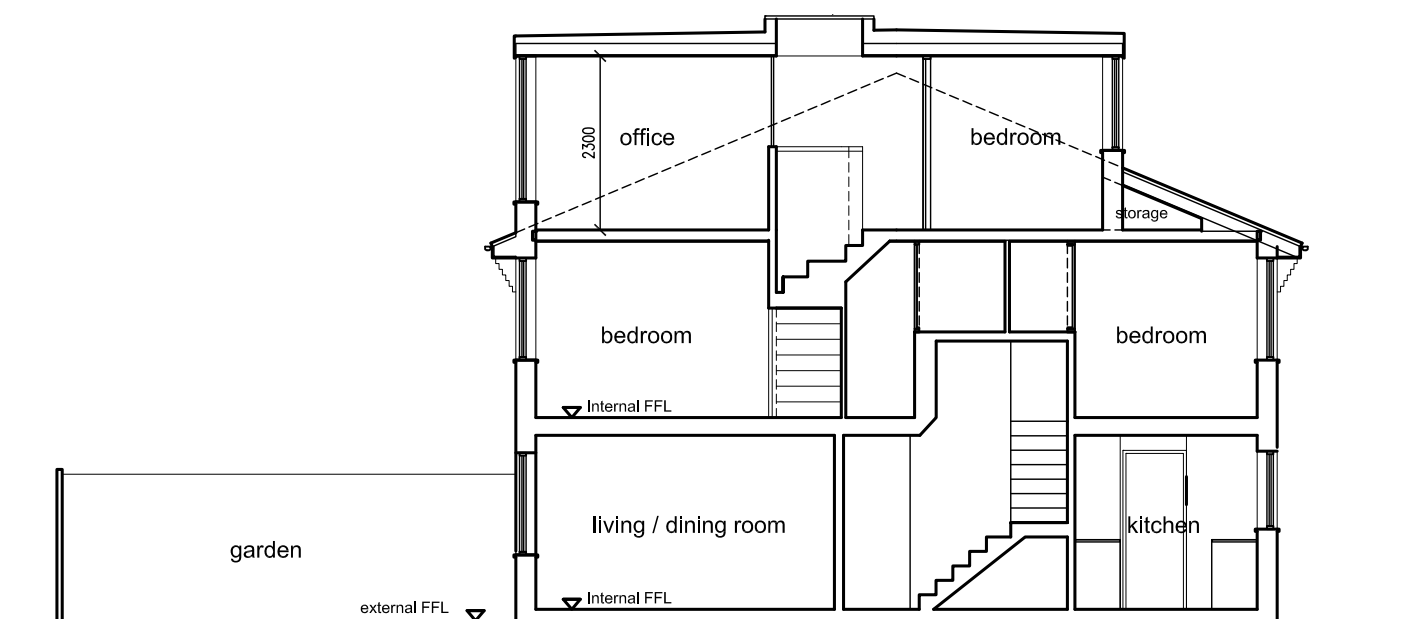


Fig. 6 - AS PROPOSED SECTION

## Residential amenity of neighboring occupiers

The massing of the extension has been checked against the BRE guidance 'Site layout planning for day light and sun light – a guide to good practice' and guidance in the SPD to avoid impacting negatively on the daylight levels to the neighbouring properties.

Due to the distance from neighbouring properties and the set backs behind the eaves the extension does not encroach into any of the 45 degree lines of the neighbouring windows so will not create any loss of light issues.

The bulk of the extension is further reduced by the large glazed corner windows and set backs from the roof edges. The large set back on the front elevation will minimise any impact on the street scene.

The proposed windows in the roof extension are either set back from the plane of the existing windows (to the front) or in the same plane (at the rear) to avoid creating any additional overlooking compared with the existing situation.

## Appearance and materials

The proposed roof addition is a high quality contemporary design using contrasting dark metal standing seam cladding which complements the existing red brickwork whilst receding into the background. (see figures 7,8, & 9 opposite).

All new windows and doors are high quality metal framed double glazed units with high standards of thermal insulation. The proportions and positioning of the proposed windows relate directly to those of the existing house (see elevations) so as to unite the existing and new elements creating a balanced final composition. The proposed addition is a sympathetic contemporary response to the existing building



Fig.7 - As proposed perspective view from the rear garden

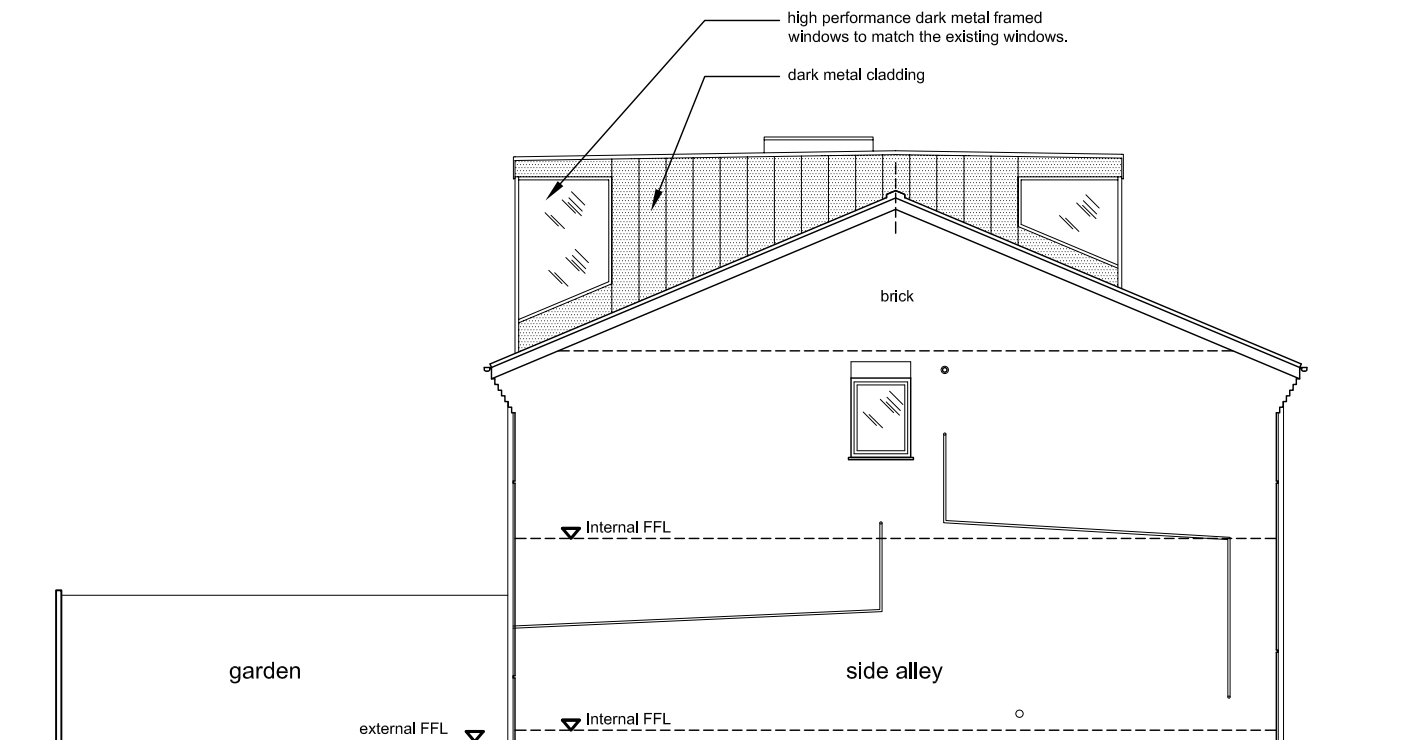


Fig. 6 - AS PROPOSED SIDE ELEVATION

Fig.8 - An example of the type of dark metal standing seam cladding proposed to the walls and roof of the extension.



Fig.9 - As proposed perspective view from Ploughmans Close showing how the massing of the roof addition creates a staggered roof profile which relates to the massing of the existing housing.

## 5 Sustainability and Access

The proposed roof extension will have the following sustainable features which will vastly increase the level of amenity compared with the current situation

- Very high levels of roof and wall insulation to reduce heat loss and the demand on energy intensive heating.
- Hi-tech double glazed windows and roof lights with very high thermal and acoustic performance to achieve low u-values and exceed building regulations where possible.
- Low energy lighting
- Use of local building materials, suppliers and local builders
- All timber used to be sustainably sourced.

The new staircase and corridor will be designed to comply with all Part M Building Regulation requirements to ensure good accessibility arrangements.

## 6 Conclusion

The proposed roof extension is a high quality design which has been developed to respond to and enhance the existing site's characteristics following the guidance set out in the '*Camden Planning Guidance - Altering and extending your home*' (March 2019)

The proposals will significantly improve the current layout, providing the additional requirements needed to function as a modern family home and bringing it up to and exceeding current minimum space standards. This will allow the current owners to continue living in their house and the community as their lives evolve.

The contemporary yet contextual design is sympathetic to the setting of this very modern terrace and the character, massing and materials of the surrounding context.

Due to the inward facing nature of the site and the distance from the surrounding streets the proposed design will not have any significant impact on the surrounding street-scape

The proposed extension will not have an adverse impact on the amenity of the neighbouring properties as the massing has been designed to avoid a negative additional impact on daylight / sunlight levels, sense of enclosure or overlooking.

'Upward extensions' are increasingly being viewed as a sustainable means of dealing with London's increasing housing needs and we understand that this application will be assessed with this in mind.

I trust that this statement together with the full application drawings have given you all of the detailed information that you need to assess the application, however we would welcome a dialogue on any of the detailed issues should you require further information or clarification as part of the assessment process.

---

# STUDIO DC ARCHITECTS

Studio DC Architects is a multi-faceted architecture studio which combines a creative approach to design with a solid grounding in the practical concerns for every project. We have many years of experience working on a range of interesting and challenging projects with a key focus on understanding and interpreting our client's needs and aspirations.

Andrew de Carteret (Dip Arch RIBA) is the Principal of Studio DC Architects, an Associate at Cambridge Architectural Research, and a Lecturer at the Kent School of Architecture.

See [studiodc.co.uk](http://studiodc.co.uk) for more information.