

CATTERALL
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DESIGN & ACCESS STATEMENT
SECOND & THIRD FLOOR FLATS, 74 PARKHILL ROAD,
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Issues:

Issue 1 22nd July 2019 Planning issue.

This document can be printed at any page size, but drawings will print to scale if printed at A3. However, please consider whether this document needs to be printed, for environmental reasons. If viewed on-screen in Adobe Reader, we suggest viewing as spreads: please go to View/Page Display/Two Page View and also tick the Show Cover Page.

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0 Summary

Catterall Franklin Architects (the Agent) has been asked to develop proposals for converting the top two floors of this property, from a single dwelling into two separate units, by means of a proposed side dormer to the property. The application is made on behalf of the property owner, our client, Leon Ferera (the Applicant).

This statement has been prepared to submit to Camden Council as part of the Planning Application on the Applicant's behalf. Although there has been no formal pre-application request, we have had communication with the planning officer of the previous application (now withdrawn) at this property and discussed these proposals in outline form.

Following a focused design exercise, local precedents, work by this practice, and other contemporary, published designs of a similar nature have been drawn upon to contextualise the proposal, as outlined in Section 5 below. The existing house will be complemented by the sympathetic addition of the proposed side dormer, in high quality materials. In addition, the two existing dormers are proposed for extensive refurbishment, in order that their materials and level of finish are consistent.

Given the quality of the existing building and the surrounding context, we have set a high standard for this work and propose the use of quality, enduring materials. It is our hope and belief that this approach, as evidenced from much other great consented contemporary architecture recently completed within the borough, will be supported, subject to the expected planning policy considerations being observed. It is not thought that the proposals, the nature of which are described fully in Section 10, will be considered contentious in design, scale, or material terms. High quality traditional materials and systems will be used throughout the project, were consent granted and the project taken forward to completion.

In conclusion, it is our hope that the Council will find the proposal is sympathetic to the appearance and scale of the Applicant's property and those of their neighbours, whilst remaining a modest yet aspirational, contemporary architectural addition to the building.

1 List of Drawings

EXISTING DRAWINGS

1901_EX_000	LOCATION PLAN	1:1250/1:500 at A3
1901_EX_001	BLOCK PLAN - EXISTING	1:200 at A3
1901_EX_102	SECOND FLOOR PLAN - EXISTING	1:50 at A3
1901_EX_103	THIRD FLOOR PLAN - EXISTING	1:50 at A3
1901_EX_110	ROOF PLAN - EXISTING	1:50 at A3
1901_EX_201	FRONT ELEVATION - EXISTING	1:75 at A3
1901_EX_202	SIDE ELEVATION - EXISTING	1:75 at A3
1901_EX_203	REAR ELEVATION - EXISTING	1:75 at A3
1901_EX_301	SECTION 1 - EXISTING	1:75 at A3
1901_EX_302	SECTION 2 - EXISTING	1:75 at A3

PROPOSED DRAWINGS

1901_PL_102	SECOND FLOOR PLAN - PROPOSED	1:50 at A3
1901_PL_103	THIRD FLOOR PLAN - PROPOSED	1:50 at A3
1901_PL_110	ROOF PLAN - PROPOSED	1:50 at A3
1901_PL_201	FRONT ELEVATION - PROPOSED	1:75 at A3
1901_PL_202	SIDE ELEVATION - PROPOSED	1:75 at A3
1901_PL_203	REAR ELEVATION - PROPOSED	1:75 at A3
1901_PL_301	SECTION 1 - PROPOSED	1:75 at A3
1901_PL_302	SECTION 2 - PROPOSED	1:75 at A3

2 The Applicant(s) and the Application

2.1 The Applicant

The application is made by Catterall Franklin Architects (the Agent) on behalf of Leon Ferera (our Client & the Applicant).

The subject property owned by Applicant is located at 74 Parkhill Road, London, NW3 2YT.

2.2 The Application

The proposals are to convert the existing second and third floors from a single dwelling into two separate units, by means of the proposed side dormer roof addition and internal reconfiguration.

3 Existing Location

The property is located on the north-east side of Parkhill Road which runs north-south, and the building faces south-west.



Scale 1:1250 at A3



4 Existing Building Photographic Record & Analysis
Exterior Photographs



4 Existing Building Photographic Record & Analysis
Interior Photographs - Second Floor



4 Existing Building Photographic Record & Analysis
Interior Photographs - Third Floor



5 Precedents Dormer Extensions



Recently completed new dormer to a house in Talbot Road, Highgate with slate tiles to dormer cheeks, to match the character and context of the existing building.



View South along Parkhill Road - Existing side and front dormers



View North along Parkhill Road - Existing side and front dormers

6 Planning - Policy, Guidance and Planning History

We have reviewed the relevant local (London Borough of Camden), regional (Greater London Authority) and national (National Planning Policy Framework) planning policies. We understand that the following policies are likely to be referenced, with regards to assessing the proposals contained within this application. We have responded to specific, relevant policy sections below.

We understand that the property is not nationally or locally listed. The property is within the Parkhill & Upper Park Conservation Area and it is noted that there is an Article 4 Direction regarding basement development although this is not relevant to the proposals here. It is intended that this proposal preserves the character and appearance of the conservation area and this has been assessed and reviewed during the overall design of the proposals.

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (Adopted July 2011)

Section 7.3 Alterations to Roofs and Dormers

Care has been given to the design of the proposed dormers, to ensure that they are subservient to and do not dominate the form of the main original roof. The new proposed dormer and the two existing refurbished dormers are to have a consistent design treatment, so that they do not read as having several different styles. The materials used are to be consistent with those of the main building and the dormer cheeks are proposed to have a slate finish that matches the main roof.

It is not thought that the proposals diminish the overall form of the roof slopes nor do they affect prominent views. There are several houses within the same street that have similar front, rear and side dormers and in this respect the proposals are designed to fit into this context.

Camden Local Plan 2017

Policy A1 Managing the impact of development

The following design decisions have been made in order to reduce the impact of the proposals:

- Visual privacy, outlook: Glazing to the side elevations is to be in privacy glass to maintain privacy, whilst allowing in daylight.
- There is not seen to be any negative effect to the neighbouring properties in terms of reduction or effect to sunlight, daylight and overshadowing.
- There would be a minimal increase in artificial lighting levels to the side of the property from the proposed dormer, however it is thought to have negligible or neutral impact.
- Works are being timed with works to the communal areas of the same property in order to reduce the impact to neighbours during the construction phase.

Policy H1 Maximising housing supply

- This scheme is in line with this policy as it brings back into occupation an unoccupied property.

Policy H6 & H7 Housing Choice & Mix - Large & Small Homes

- There is an (albeit minor) increase to the mix of dwelling types and a minor increase in residential floor space.

Policy D1 Design

- The design proposals are made with the strong intention of respecting local character and context, for example via choices of materials and finishes, whilst ensuring the proposed volumes are acceptable.

- The designs intend to preserve the historical context of the wider conservation and significantly improve the current condition and treatment of the existing dormers.

- The proposed construction and specification of building elements and systems, are to be of a standard that will exceed current building regulations and significantly improve the performance of the proposed dwellings, compared to the existing. For example the building envelope's insulation will be significantly improved (exceeding where possible Part L), low energy or energy saving fittings and appliances are to be used throughout both properties.

- High quality materials and finishes are to be used throughout.

- The new dwellings are to be designed to have good daylight to all rooms, with rooflights being used and units being dual or triple aspect, to benefit future occupants and ensure a high standard of well-lit accommodation.

Building services equipment will be carefully selected to ensure low energy consumption, whilst ensuring excellent performance for the dwelling's residents.

Policy D2 - Heritage

The proposed dormers are designed to be read as recent, yet complementary and respectful additions to the existing property. Although there are two existing dormers in place, these are later additions of a poor design quality and finish. As part of this proposal it is intended that these are refurbished and brought up to the same design and quality standard as the proposed new side dormer, in order that they read as being part of the same family. It is thought that this consolidation of the dormers and overall refurbishment, will greatly benefit the appearance of the existing building and benefit the street as a whole.

6 Planning - Policy & History

Camden Planning Guidance (CPG2): Housing

Section 4 - Residential development standards

- The internal layouts of both proposed units, have been designed to maximise outlook and aspect. There are no rooms with a due south aspect, however for the second floor flat the bedroom will benefit from a view out to the garden and the kitchen will have a westerly outlook which avoids excessive heat gain that a south facing kitchen might otherwise have.

- Both proposed units will have a dual aspect [London Housing SPG 2016 Standard 29], importantly neither of them are single aspect north facing units. Habitable rooms within both, will benefit from excellent outlook, whilst privacy is ensured, to either the rear garden, the street or the sky via the proposed rooflights.

- All habitable rooms will benefit from excellent daylight.

- Excessive corridors or wasted circulation space has been reduced to a minimum, given the context of converting an existing property.

- Ceiling heights are to be 2.6m on the second floor and 2.4m on the third floor. This is largely governed by the constraints of the existing property but in any event exceeds those set-out in the Nationally Described Space Standard technical requirements 10(i).

- Opportunities for using leftover spaces are to be taken wherever possible, for example by using under-eave spaces for additional storage. Adequate storage space, in excess of those set-out in Table 1 of the Nationally Described Space Standard, are designed in.

GLA London Plan March 2016:

In particular, Part 2: Quality and Part 2.3 Dwellings has been cross referenced with guidance on creating quality living spaces worked into the proposal contained within this application.

Policy 3.5 - Quality & Design of housing developments.

As an existing building, much of this policy applies to new-build residential proposals.

Policy 3.14 - Existing Housing

The proposals do not contravene this policy which is to protect existing housing stock.

Policy 5.11 - Green Roofs.

This was assessed and rejected on the grounds of maintenance to the green roof which is potentially un-safe at this height, without the use of an access system.

Policy 7.4 - Local Character.

Having reviewed this Policy, it is not believed that the proposals within this application contravene this Policy, as the Local Character of the area would remain unaffected by the proposals.

Policy 7.6 - Architecture

It is believed that the proposals within this application are aligned with this Policy, as it is our belief that a high quality architectural design is proposed, with complementary details.

GLA London Housing SPG 2016:

Most of this SPG is not applicable to the proposals within this application as the guidance is intended for new build proposals and major applications.

Application Property History

(Applications to 2nd & 3rd floors only, there are other historical applications relating to the lower flats within the same property)

2019/0624/INVALID - WITHDRAWN DECISION:

Change of use of 1 x 3 bed unit to form 1 x 1 bed and 1 x 2 bed units; erection of side facing dormer roof extension; installation of 6 x skylights to flat roof.

2019/0141/P - WITHDRAWN DECISION:

Change of use of 1 x 3 bed unit to form 1 x 1 bed and 1 x 2 bed units; erection of side facing dormer roof extension; installation of 6 x skylights to flat roof.

2017/6953/P - WITHDRAWN DECISION:

Change of use of 1 x 3 bed unit to form 1 x 1 bed unit and 1 x studio; installation of dormer to side roof slope

2014/7797/P - GRANTED:

Extension to dormer and insertion of rooflight to rear extension.

2010/3766/P - GRANTED SUBJECT TO SECTION 106:

Change of use of second and third floor maisonette to 2x1 bed residential units (Class C3) and erection of side (north) roof dormer extension.

2009/5782/P - REFUSED

Conversion of maisonette on second and third floor level to 2 x 2 bedroom residential flats; enlargement of front, side and rear dormer extensions and creation of roof terrace at roof level with associated staircase access.

F9/10/26/12352R - 18.11.1971 - CONDITIONAL PERMISSION

The erection of dormer windows at front and rear to provide a maisonette on the second and third floor

F9/10/26/11908R - 06.09.1971 - CONDITIONAL PERMISSION

The conversion of 74 Parkhill Road N.W.3. into 4 self contained flats.

7 Consultation

Pre-Application Advice

There was an existing planning application underway, now withdrawn, and there has been extensive communication with Ben Farrant, regarding that application. The principles agreed in that application form the basis for this application, as such no formal pre-application advice has been requested for this application.

8 Access Statement

There is no change to the access arrangements or entrance to the existing dwelling proposed as a consequence of this application

A new front door will be formed to the new dwelling, which will be accessed by means of the existing communal front door and staircase.

9 Waste Strategy

Dedicated internal recyclable waste storage will be provided within each dwelling in a dedicated space, to allow for segregation and storage of waste prior to transfer to the external bin stores.

This will include:

- Three identifiably separate bins.
- Total capacity of no less than 30 litres.
- No bin smaller than 7 litres.
- A minimum of one 30 litre residual/main waste container is to be provided

A co-ordinated kitchen mounted bin system meeting all of the above requirements is the proposed approach in both proposed dwellings.

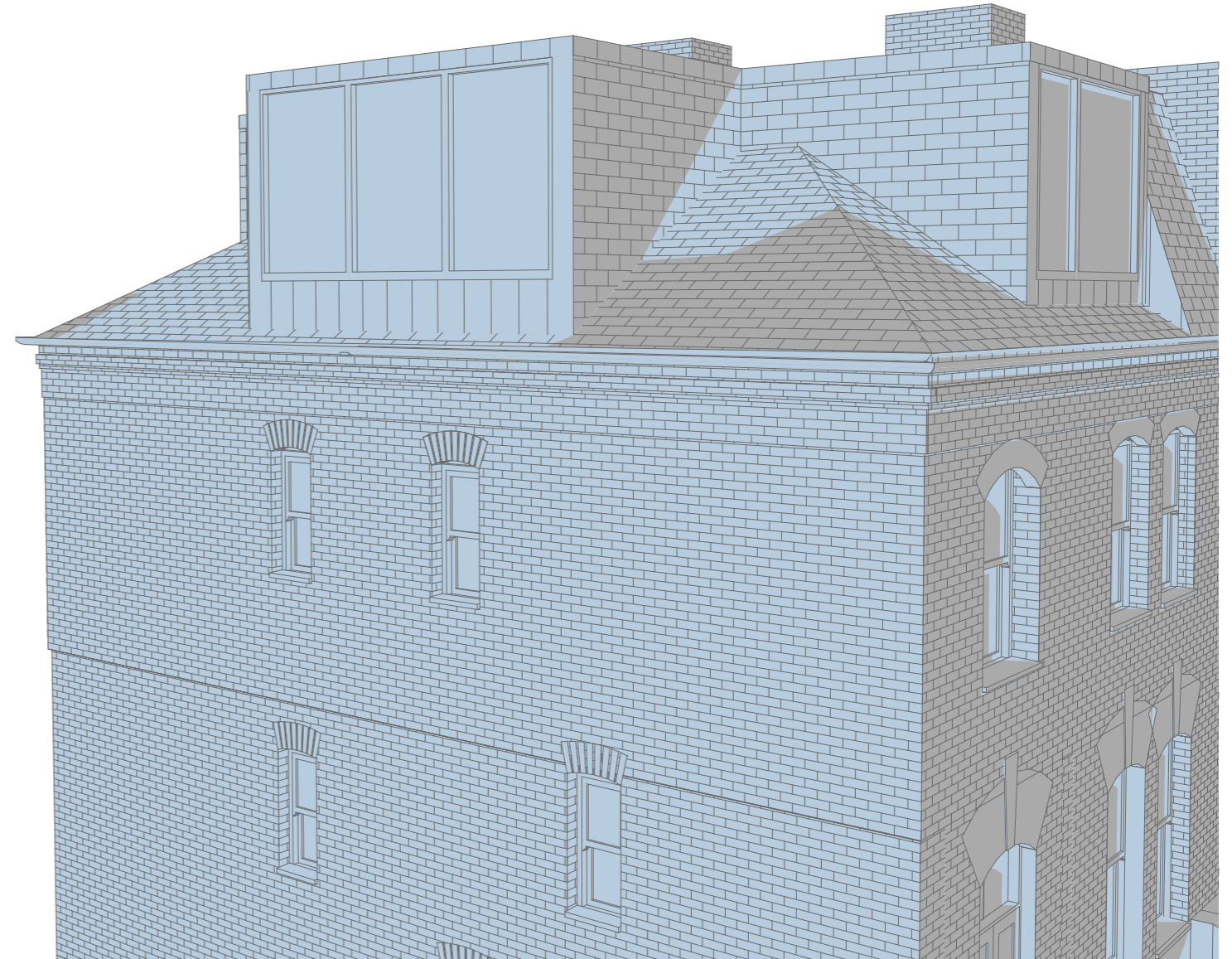
10 Design Approach

Key Design Points:

- The two existing front and rear dormers are to be refurbished to match the proposed new side dormer, in order that they match in terms of design, material finish and overall quality, ensuring that they share a cohesive architectural language.
- The dormers are designed to be of a good size to permit the interior conversion of the property, maximising daylight, whilst being subservient to the main roof form.
- Dormer cheeks are to be clad in a matching slate, to that used on the main existing roof.
- Low profile (less than 150mm above flat roof level) will bring in additional daylight to the new third floor dwelling and stairwell.
- The proposed roof dormers are intended to be read as later additions to the existing building, in a contemporary yet complimentary style, that preserves the character of the wider conservation area.
- The design approach has been to propose a new roof volume to the side that feels part of the same family of forms that have already been added to the building's original roof. The chance will be taken to improve the appearance of the roof and existing dormers as a whole, in order that they raise the status of the building on the street. The proposals have been assessed alongside precedent projects on the street and also relevant national, regional and local planning policy



Proposed view of No.74 from the street



View of the proposed side dormer