

28, Harley Road, Camden London NW3 3BN

Installation of a flue and vents

Design & Access Statement

December 2019

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1. Introduction

Overview

This Design and Access Statement has been prepared by Chilmark Consulting Ltd. (CCL) on behalf of the applicant, Sheikh Mohamed and Sheikh Hamdan Shaya Alhamed.

28, Harley Road, London NW 3BN (the 'Property') is an existing large detached family dwelling, which is being refurbished and altered for the current owners. It has a long and detailed planning history and CCL are currently working with the London Borough of Camden to deal with some outstanding planning matters.

This planning application and Conservation Area consent seeks to install a boiler flue and vents on the rear elevation of Property, with the description of development as follows:

“Installation of a boiler flue and vents on the rear elevation and alterations to the existing summer room roof”

Structure of this Statement

The Statement has been prepared in accordance with the Department for Communities and Local Government's (DCLG) *Circular 01/2006* which requires applications to be accompanied by a Design and Access Statement together with reference to the Commission for Architecture and the Built Environment's (CABE) guidance on *Design and Access Statements: How to write, read and use them* (CABE, 2006).

This Design and Access Statement (DAS) also accords with the *Town and Country Planning (Development Management Procedure) (England) Order, 2010* and the National Planning Practice Guidance (NPPG), which set out the requirements for a DAS, including the

design principles and concepts that have been applied to the development; and how issues relating to access to the development have been addressed.

To address these requirements, the Design and Access Statement is structured as follows:

- **Section 1 Introduction** – sets out the background and purpose of the document;
- **Section 2 Site Context** – outlines the application site;
- **Section 3 Planning Policy Context** – addresses, in summary, the relevant planning policies directly relevant to the proposed development;
- **Section 4 Design and Access Proposals** – provides an overview of the design and access proposals in the context of the nature of use and quantum of development proposed, layout of the development, scale of building, appearance, materials and landscaping;
- **Section 5** – provides an overall summary conclusion of the design and access of the proposed development.

2. Site Context

The Site Context

The Property forms an existing, detached 1920's residence of some 7,000 sq. ft that has been subject to various improvements and extensions over time.

The Property extends to 0.1517 hectares and is of a regular, rectangular shape. It is bounded by residential properties on three sides and with Harley Road on its north-eastern side.

The Property is situated on Harley Road near its junction with Wadham Gardens.

The immediate area is characterised as a mature residential neighbourhood and is within the designated Elsworthy Conservation Area (2009). The Property is not statutorily Listed or a locally listed Building of Townscape Merit.

The Property is in the London Borough of Camden (LBC) who are the responsible Local Planning Authority (LPA).

3. Planning Policy Context

Introduction

Section 38(6) of the *Planning and Compulsory Purchase Act* (2004) provides that planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

This section of the Design and Access Statement offers a summary of design and access policies relevant to the application.

The Development Plan

The Development Plan for the London Borough of Camden consists of:

- The London Plan (2016)
- The Camden Local Plan (2017)
- Adopted Policies Map (Updated March 2019)
- Site Allocations Plan (2013)
- Elsworthy Conservation Area Statement (2009)
- Camden Planning Guidance: Design (March 2019)

The policies and objectives of the National Planning Policy Framework (NPPF) are also themselves relevant material considerations.

For an application of this nature the Local Plan will be the most relevant DPD in which to assess the proposed development against.

Policy D1 (Design) the Council will seek to secure high quality design in development. Development should meet a number of criteria including respects local context and character, preserves or enhances the historic environment and heritage assets, comprises details and materials that are of high quality and complement the

local character, integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage.

Policy D2 (Heritage – Conservation Areas) in order to maintain the character of Camden's Conservation Areas, the Council will take account of Conservation Area statements, appraisals and management strategies when assessing applications within conservation areas. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Camden Planning Guidance: Design, provides guidance on design issues across the Borough and primarily relates to Camden Local Plan policies D1 Design and D2 Heritage. In accordance with these policies, high quality design and preserving and enhancing Camden's rich heritage should be at the heart of all development in the borough.

Design Excellence (Section 2) refers to key messages for design and schemes should:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use and function of buildings;
- Using good quality sustainable materials;
- Creating well connected public spaces and good quality public realm;
- Opportunities for promoting health and well-being;
- Opportunities for improving the character and quality of an area.

Heritage (section 3) refers to key messages with regards to heritage as follows:

- Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings;
- The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area;
- Our conservation area statements, appraisals and management plans contain further information and guidance on all the conservation areas;
- Most works to alter a listed building are likely to require listed building consent;
- The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making;
- Historic buildings can and should address sustainability and accessibility; and
- Heritage assets play an important role in the health and wellbeing of communities.

Building Services Equipment (Section 9) refers to key messages with regards to building services as follows:

Building services equipment should:

- not harm occupant or neighbour amenity, health and/or wellbeing;
- be incorporated into the host building aesthetically;
- have a minimal impact on the environment; and
- not harm listed buildings, conservation areas or streetscapes.

4. Design and Access Proposals

Concept Principles

In developing a framework for the scheme proposals, it is necessary to identify the reasoning and background principles that guide the concept.

These principles are guided by relevant national planning and design policies as well as local policies contained in the Development Plan documents.

The design principles reflect the evolution of the scheme and are as follows:

- retain and integrate the scheme within the existing Property's context; and
- ensure the appearance and materials proposed match those that already exist at the Property.

Consultation and Engagement in Evolution of the Scheme

The proposed flue and vents were originally part of a NMA application reference 2019/4448/P, however upon review the Council considered that these two elements did not constitute a non-material amendment and therefore had to be removed from the NMA application and submitted as a standalone full application. During the preparation of this application a review was undertaken on the amount of internal storage space at ground floor and the proposed roof design was proposed.

Description of the Application Scheme

The proposed scheme seeks to introduce/install a boiler flue from the rear ground floor where the Property's heating/boilers will be installed and will extend up to the top of the chimney stack. The two, modest vents which are proposed will also be located on the rear elevation where the boilers are to be housed to allow for their proper ventilation.

The proposed amendments of the roof to the summer room will see an increase in volume but amendment the angle of the roof and **will not** be increasing in height.

The application proposals are shown on the following plans and drawings for determination:

- Location Plan (**1163-700**) showing the planning application red line area and its wider location;
- Existing Rear Elevation Plan (**1163-705**) – that shows the existing application site
- Proposed Rear Elevation (**1163-715**) that shows the proposed development;
- Existing and Proposed Roofplan (**1163-716**) – setting out the proposed layout of the development.

The Proposed Development is only seeking to make amendments to the rear elevation. The Applicant has ensured that the principal front elevation in the Conservation Area is not impacted as a result of the development and that all proposed items have been designed to ensure that the conservation area is protected as well as ensuring that current Building Regulations requirements have been met.

Proposed Works

Vents

As set out above, the two vents are required to provide the required ventilation/outlet for the heating system/boilers to be installed in the room to the rear of the garage. The NMA application (2019/4448/P) which was granted on 13th December 2019 states that “*Altering a window to a door at the rear of the garage / boot room is not considered to cause harm to the character and appearance of the host building or to affect the significance of the Elsworthy Conservation Area.*” The proposed vents are to be located next to the recently approved doors on the rear elevation and will be powder coated to RAL 7021 to match the colour of the approved new door frames.

Given that the introduction of a new double door was not considered to be a material amendment and acceptable, the introduction of two 300mm x 300mm vents/grill next to the door for the ventilation of this room should also be considered as not causing harm to the character and appearance of the host building or affect the significance of the of the Elsworthy Conservation Area.

Flue

The Proposed flue is required to provide an outlet for the steam produced by the boilers for heating. Given the overall size of the Property’s floorspace and with the need to locate the boilers in an accessible and safe place the required flue and vents to allow these to work are larger than on an average residential dwelling.

The proposed flue has been designed to comply with Buildings Regulations and minimise risks. The flue has been located in the least obstructive location established following a design review on

the rear of the property. The flue will be painted to match the colour of the Property’s brickwork RAL 2001.

The external flue provides a good access for visual inspections. Also, future maintenance needs to be considered to comply with the regulations.

With regards to the technical requirements for the flue the mechanical engineers have advised that:

“we would strongly recommend that anything above 150kW goes above roof level. In some cases, it is deemed acceptable to discharge up to 333kW horizontally through an external wall, however based upon 2No S2-100 boilers, the flue would need to discharge a minimum of 2.708m away from any openings into the building, e.g. air bricks, windows, doorways etc. In order to discharge through an external wall with this kW rating, you would also have to comply with the attached risk assessment contained within IGEM/UP/10 Edition 4.

We have proposed to discharge above roof level in accordance with the Clean Air Act Memorandum, which states the flue needs to discharge a minimum of 1m above roof level, however if the flue is within 2.73m of a taller structure, the flue would then have to discharge a minimum of 1m above that structure. If there is an opening/intake into the building the flue would then need to discharge a minimum of 3m above the opening/intake.”

The application is also supported by a Risk Assessment for the installation of vertical flues undertaken by the mechanical engineers for the Property.

Section 9 of the Design CPG sets out that building services should be incorporated into the building aesthetically as well as not harming Conservation Areas. The flue is to provide ventilation for the

Property's heating system. There will be no harm to neighbour amenity with regards to noise and vibration and wellbeing.

Paragraph 9.21 of the Design CPG document sets out the following design considerations for building services equipment in Conservation Areas including:

- the visual impact of building services equipment should be considered, including views into and from conservation areas.
- external solutions are less likely to be appropriate in conservation areas than in other locations; and
- each Conservation Area has a Conservation Area Statement or Appraisal and Management Strategy which provides further guidance on specific issues relating to each area.

The location of the flue along the rear elevation and along the chimney stack is considered to be the best location for equipment which is required under the Building Regulations regime. It has been hidden where appropriate and will not be visible from the principle front elevation in the conservation area.

An **example** of what the flue looks like as standard piece of equipment and **without any power coating** is shown in **Photograph 1 (this is for illustrative purposes only)**:



For this proposal, to ensure that they are aesthetically acceptable in the context of the Property and the Conservation Area, the steel flue will be powder coated to match the colour of the existing brickwork that the flue will run along. The RAL code and colour is as follows:



The existing rear elevation is as follows (**Photograph 2**):



As can be seen from the rear elevation in Photograph 2 the rear elevation already has a number of features such as multiple windows, guttering, different roof types etc.... The introduction of a flue in the

proposed location will not have a negative impact as this elevation cannot be seen from the public highway or vantage points.

We acknowledge that the Council's Design Guidance states that external solutions are less likely to be appropriate in Conservation Areas, however given the safety requirements under nationally prescribed Building Regulations it is not possible to incorporate this into the building.

There is also a requirement to be able to visually inspect the flue for maintenance which would not be possible if this was inside the Property. The Guidance is clear it is less likely to be appropriate but not completely inappropriate. A balance must be struck between legal Building Regulations, the Conservation Area and the need to provide efficient, modern heating to the Property.

The Elsworthy Conservation Area Statement does not make specific reference to building services, however a prominent feature of the area are the chimney stacks and the rooflines. The flue will not be making any amendments to the existing chimney stack; it will be hidden behind this and so the preservation is key. The flue will not be any higher than the chimney stack and so the original roofline of the Property will remain the dominant feature of the principle elevation in the conservation area.

Based on the above information, it is not considered that the proposed flue will have a negative impact on the conservation area, as it will not be visible from the principal elevation and additional measures of power coating the steel flue to match the existing brick work will further allow it to sit better aesthetically on the rear elevation.

Amendments to the Summer Room Roof

Following an extensive review of the Property, easily accessible additional internal storage was highlighted as something which the Applicant would need more of.

The roof space of the existing summer room was considered the best location for this. To allow efficient storage and access into the roof area the angle of the roof is going to be increased to provide more internal volume. The height of the roof will not be altered, just an increase in internal volume.

The existing roof is a traditional hip roof design. The proposed amendment will see the roof angle raised and a flat roof top to ensure that the height of the proposed roof stays the same. The materials for the proposed roof will be to match the existing; red clay tiles to match existing and the flat roof element being a bauer flat roof system which will be dark grey. The dark grey colour will match that of the first-floor bay window flat roof on the rear elevation (please refer to Photograph 2). There will be no new materials introduced.

With regards to design, there will be no material impact on the Conservation Area as it is on the rear elevation and the roof already exists in this location. There will be no additional height added to the roof, as only the volume is increasing.

The NMA decision notice (reference **2019/4448/P**) stated that *“the addition of a lantern rooflight above the link to the garden room is not considered to cause harm to the character and appearance of the host building or to affect the significance of the Elsworthy Conservation Area.”* We consider that the same principle applies to the amendments to the roof being proposed.

5. Conclusions

This Design and Access Statement confirms the positive attributes of the application site and the contextual characteristics and constraints that have shaped the proposed scheme for the new boiler flue, vents and alteration to the summer room roof to provide some internal storage space.

The design principles and details set out in this Design and Access Statement have been developed in accordance with best practice urban design guidelines and create a form and nature of proposed development that respects and enhances the existing Property and the character and appearance of the Conservation Area in this location.

The Proposed Development is seeking to use the same materials and design as the existing windows and brick work.

As the proposed scheme would use matching materials and design (in terms of the appearance and scale) there is a clear opportunity to preserve and enhance the Conservation Area.

The development proposed meets the requirements of relevant Development Plan policies D1 and D2, as well as the Conservation Area Statement, as well as the Design CPG.

It is considered that the application scheme proposals are in accordance with local planning policies and national policy objectives, offer positive benefits to the character and appearance of the Conservation Area and to the subject Property and as such should be promptly granted planning permission and Conservation Area consent.

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