



Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS STATEMENT

Loft conversion with rear dormer and roof extension.

Application by: Bonnie Liu & Francis Ng.

Property Address: 18 Achilles Road, NW6 1EA, Camden.

October 2020

1.0 INTRODUCTION

1.1 This Statement is submitted on behalf of the applicant in respect of a planning application for a loft conversion with rear dormer and a roof extension. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The planning application relates to a 2 / 2½ storey terraced dwelling on the north-west side of Achilles Road.

2.2 It is not a listed building nor is it within a conservation area. The surrounding area is predominantly residential in nature.

2.3 The site is in Flood Zone 1 and at low risk of flooding.

3.0 PROPOSED DEVELOPMENT

3.1 The proposal is for a loft conversion with rear dormer and a roof extension. The rear dormer is largely similar to that approved under certificate of lawful planning application Ref. No. 2020/4210/P only with a full height window as opposed to double doors and a Juliette balcony

3.2 The proposed roof extension is sought instead of the dormer to the roof of the rear outrigger approved under certificate of lawful planning application Ref. No. 2020/4210/P as the extension will allow for the second floor rear bedroom window to be positioned at a more suitable height. The proposed heights of the rear windows are to accommodate the internal layout changes that seek to optimise the ceiling heights. Without a continuous wall, the second floor window can be built no taller than 1200mm due to the structural constraints of the approved dormer. The extension would occupy a similar volume and be similar in terms of scale and massing. It would be no higher than the approved dormer, and would be finished in materials to match the existing dwelling.

4.0 PLANNING HISTORY

4.1 From a search of online planning records on Camden Borough Council's website, the following planning records are noted:

2020/4210/P *Erection of two single storey rear extensions and erection of a roof dormer to the rear roof plane of the main house and roof dormer to side of the rear outrigger, installation of three rooflights to the front roof plane to the dwellinghouse (Use class C3). Approved September 2020.*

4.2 A review of rear elevations / roofscapes along Achilles Road indicates that there is much precedent for rear dormer extensions. A variety of rear elevations / roofscapes have been permitted in the vicinity including for example at No's 1A Ulysses, 33 Ulysses and 5 Achilles.

4.3 Notably the properties on both sides of the application site have had roof extensions built in the past.

4.0 PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2018)

5.1 Para. 127 of the updated NPPF seeks to ensure a high quality of design in new developments. Point c) in particular seeks to ensure developments that:

“are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”

The applicants recognise the importance of not undermining the character of the local area. The proposed development is compatible with the surrounding area which also has various types of roofscapes along the road. The extension will be constructed sensitively with high quality materials and finished to a very high standard.

London Plan

5.2 The London Plan (2016) encourages the optimisation of housing (Policy 3.4), and requires that housing be of high quality internally and externally (Policy 3.5). The importance of different sizes and types of dwellings is also recognised (Policy 3.8).

The proposed development would not be contrary to any London Plan policies, and would be consistent with the ‘spirit’ of the Plan to provide quality residential accommodation to meet the needs of a growing family that are also caring for elderly parents. The proposal would significantly enhance the quality of the existing dwelling by improving the spatial quality and lighting conditions.

Camden Plan (2017)

5.3 As can be seen in Figure 5 below, the site is not located in an area with any planning designations.



Figure 1 – Extract from Camden Policies Map. Approx. Site is Indicated by Red Star.

5.4 Policy D1 of the Local Plan deals with design and states:

“The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. 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;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*

- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

The proposed development is a relatively modest addition to the property. It takes reference from much similar precedent and a variety of rear / roof extension granted on properties nearby in recent years. Furthermore there are many flat roof rear outriggers including for example at No's 8, 10, 14 and 26 Achilles Road. External materials in the proposed extension would be high quality and match that of the main dwelling.

5.5 Policy A1 of the Local Plan deals with amenity and sets out, amongst other things, that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. ***Given that the works are confined to the roofscape and given the siting / orientation of the property, it is not considered there would be any adverse overlooking, overbearing, or overshadowing impacts. The works are not considered materially different to roof and rear outrigger extensions approved under certificate of lawful planning application Ref. No. 2020/4210/P in terms of massing and scale.***

Camden Planning Guidance (2018)

5.6 Para's 5.6 – 5.13 of this Guidance relates to roof extensions. Amongst the design recommendations set out include:

“...roof alterations are likely to be acceptable where:

There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape.

...There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm...

Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form”.

The proposed dormer and roof extension have been designed with this guidance in mind. The outrigger roof extension would square off the roof in a more structurally feasible manner to allow for the second floor rear window to be positioned at a more suitable height. The works would occupy a similar volume and be similar in terms of scale and massing to the roof and rear

outrigger extensions approved under certificate of lawful planning application Ref. No. 2020/4210/P. There is a wide variety of rear elevation and roof form types along both sides of Achilles Road, and the proposed works would compliment this positive variety. The works would scarcely if at all be visible from any public vantage point and they do not materially adversely alter the overall original dwelling structure.

The extensions would be finished in high quality contemporary materials to match those on the original property.

6.0 CONCLUSION

6.1 The proposed development is considered to be in compliance with NPPF and London Plan policies, as well as the Camden Local Plan and associated design guidance.

6.2 The proposed works are essentially modest additions to the existing property, and typical of many housing extensions. Given the siting and orientation of the property, and nearby comparable precedent for similar extensions, it is not considered there would be any adverse impacts to visual amenities or the residential amenity of the neighbouring properties.