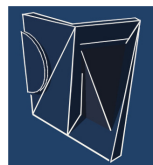


Design and Access Statement

Erection of a new single floor extension (3rd floor) with a mansard roof to create an additional 48.73sqm of floor space for the existing Somers Town Islamic Cultural & Education Centre Use Class F1(f)
At
68 Churchway, London NW1 1LT



D FORM ARCHITECTURE LTD

Architecture • Interior • Landscape

16 WALKER HOUSE, PHOENIX ROAD, LONDON, NW1 1EN

www.dformarchitecture.co.uk

Mob: 078 2432 6055

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1.0 Introduction

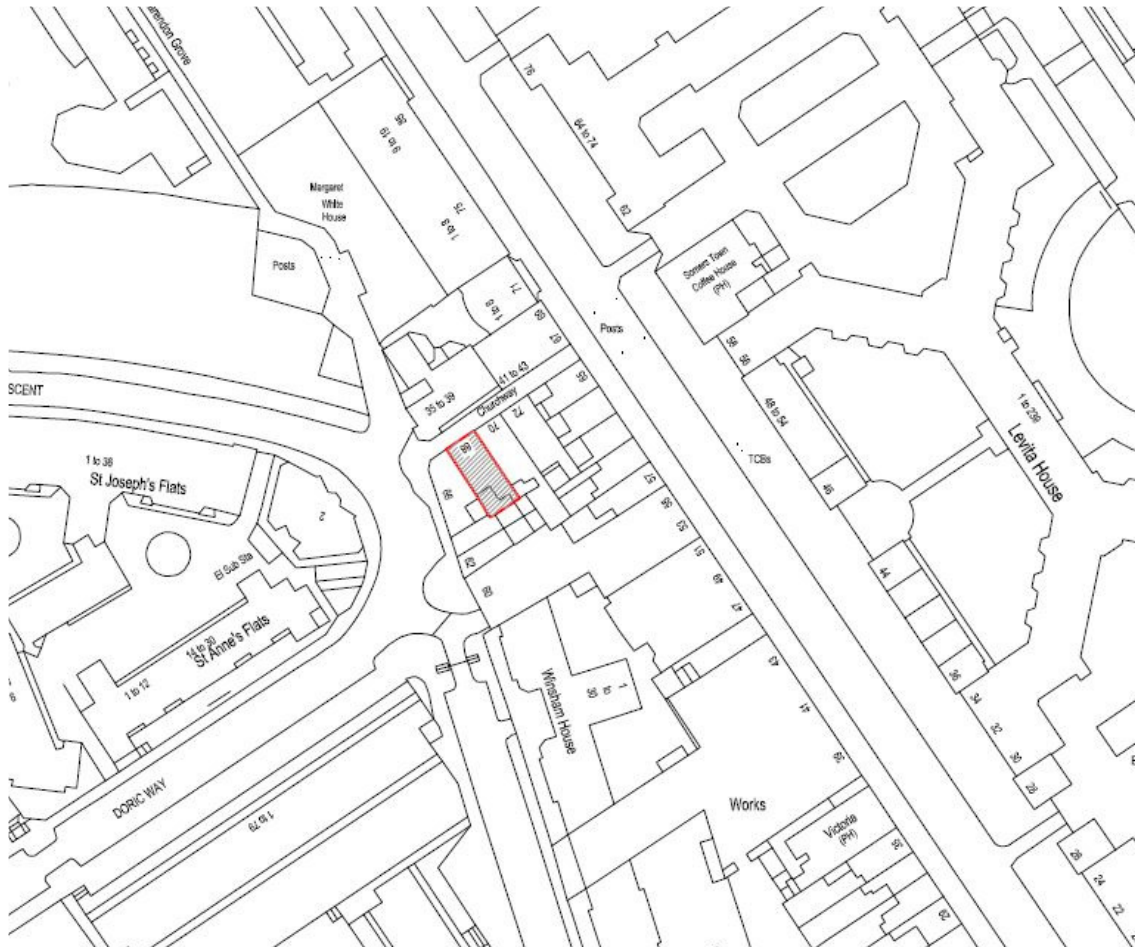
D Form Architecture was appointed to investigate Somers Town Islamic Cultural & Education Centre's possible vertical extension opportunity. The purpose of this Design and Access Statement is to examine the character and structure of the proposed one-floor vertical extension to meet the Planning Department's requirements at London Borough of Camden as they relate to the proposed 3rd-floor extension at 68 Churchway, London NW1 1LT.

During the development of this proposal, we have considered a wide range of issues, including a clear understanding of the client brief, the constraints and opportunities presented by the site, and that due regard has been given to relevant planning policies and design guidance. As part of the process, we have also obtained Pre-Planning advice from the Council ref: 2017/4896/PRE.

We believe that a good design can help promote sustainable development, improve the environment's quality, create a sense of place, and foster public ownership. The proposed design has considered and adapt the pre-planning advice and reduced the total volume of extension to an acceptable design proposal.

2.0 Site

The site is approximately rectangular on plan with the existing 19th Century mid-terrace three-storey building. The property is surrounded by mainly residential properties with different roof design and heights. The application property is on the south side of Churchway, and there are five properties in this row. The end terrace property at Chalton Street and Churchway junction is a 4-Storey building plus basement with an existing mansard roof. The 72 and 70 Churchway is a 2-storey building. The end terrace property 66 Churchway is a 3-Storey residential building with a high pitched roof.



3.0 Design Proposal

3.1 Use

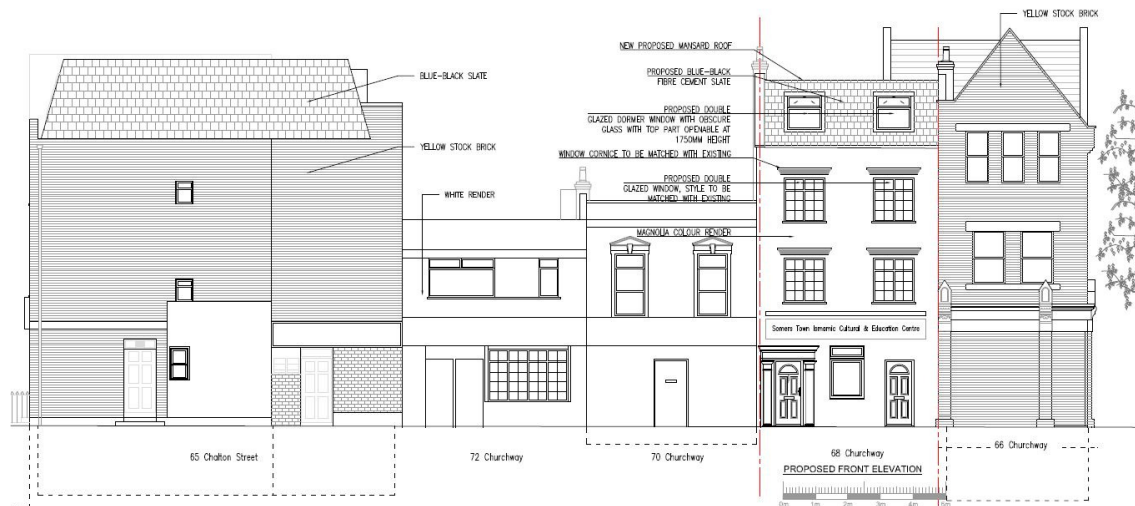
The site's current use is F1 (f), and the new 3rd-floor extension shall be used as the same.

3.2 Layout

The proposal is for a new single floor extension over the 2nd floor with a mansard roof to create an additional 48.73sqm of floor space for the existing Somers Town Islamic Cultural & Education Centre.

3.3 Scale

Churchway is a narrow pedestrian-only alleyway of about 30m in length that joints Drummond Crescent with Chalton Street. It is a book-ended by two tall Victorian buildings. At the Drummond Crescent end, the 3-storey high-ceilinged building with a steeply pitched roof is the tallest building being 10m at the eaves rising to 12.2m at the ridge adjoined with the host building. On the Chalton Street corner is a 4-storey Victorian building that has a mansard roof. It is 8.8m at the eaves, rising to 11.3m at the ridge.



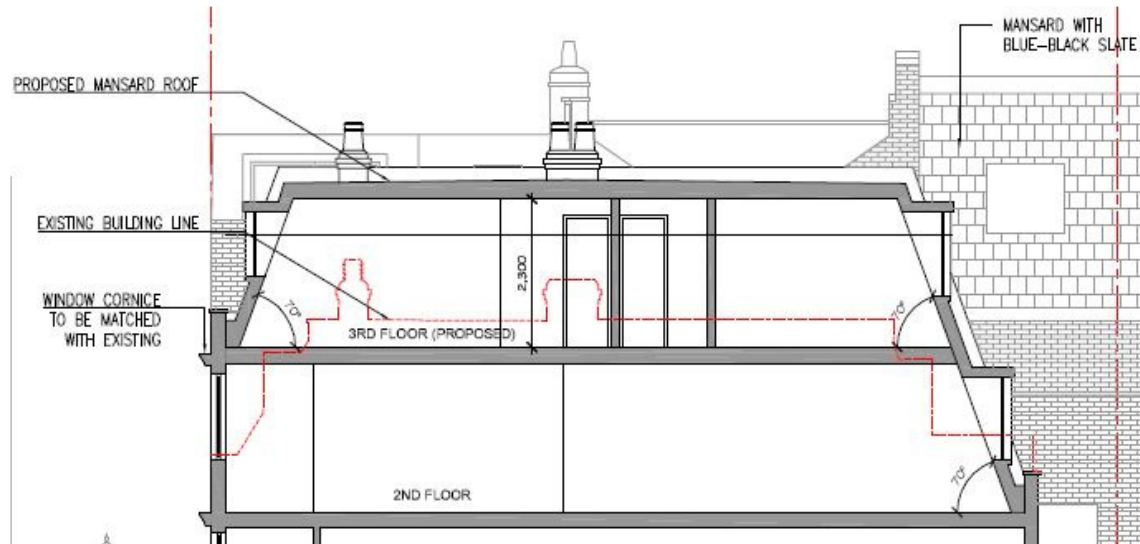
On the opposite, the Northside of Churchway is a modern housing-association residential development circa 1980s. It rises 3-storey and is 8.2m at the eaves, rising to 10.2 at the ridge.



We believe that this proposal, being 8.6m at the eaves and 10.6m at the ridge, would be in scale with the rest of the terrace, filling the gap with an appropriately scaled building.

4.0 Appearance

The proposed additional floor and mansard roof extension would be in keeping with the host's building appearance and the surrounding buildings. The proposed mansard roof has been designed as per the Camden Planning Guidance 1 (Design). The front lower pitch and the rear lower pitch of the proposed mansard roof are 70° and behind the parapet wall. The new proposed windows at the 2nd floor would be matched with the existing windows below and have a suitable reveal depth.



The front and rear pitch cladding for the mansard roof would be a natural grey fibre cement slate that perfectly matched the surrounding buildings.



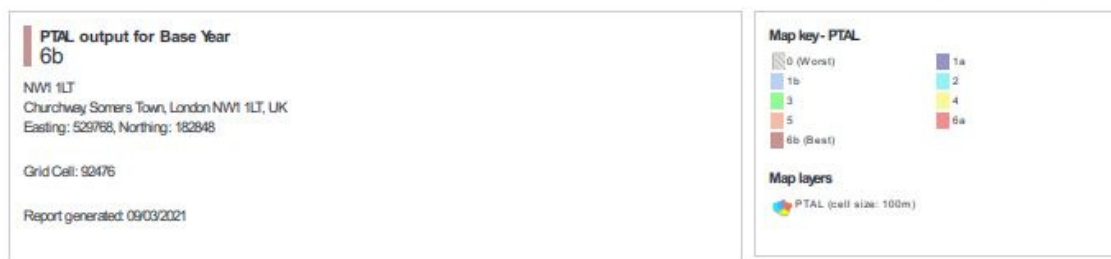
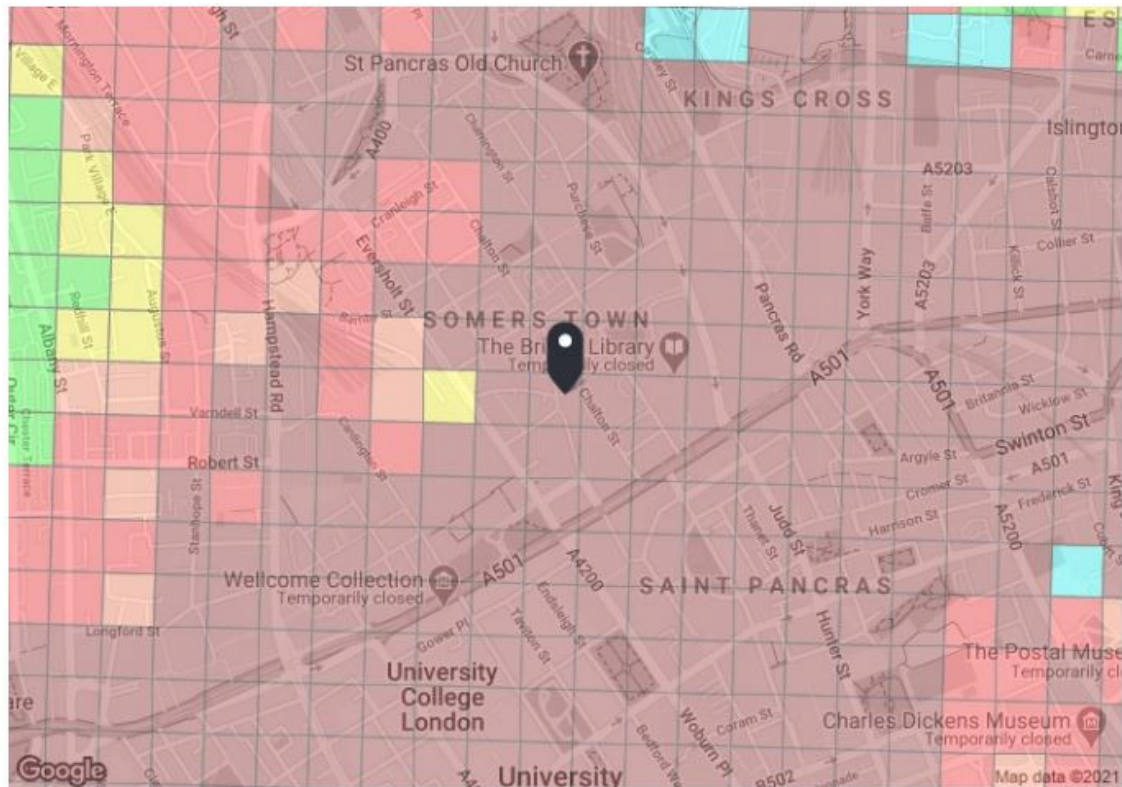
Proposed Blue-black fibre cement slate.

5.0 Amenity

This revised proposal would not cause any loss of amenity to the adjacent properties concerning outlook, overshadowing, light pollution, overlooking. A daylight-sunlight study has been carried out, demonstrating that there would be minimal impact on the light in few properties. The Daylight -Sunlight Report has been submitted with the proposal.

6.0 Transport

The proposed site is an existing community building for the Muslim faith groups where worshippers and Arabic learning students come from this vicinity by walk. There is no necessary for car parking facilities neither need for any cycle parking facilities by the nature of this building's uses. Only on two yearly Eid festivals, some worshippers come from far travelling by car to join the morning prayer used to live in Somers Town. During that time, Camden Council allows Chalton Street a free car park for those worshippers. Besides, the site is benefited from well public transport facilities. The PTAL rate for this site is 6b (best). The proposed development qualifies for car-free development.



7.0 Sustainability and Energy policy

Every possible way would be considered to develop the proposed extension as sustainable and energy-efficient as possible, both in terms of the materials and process of construction of the proposed development. Energy-saving lamp would be used throughout.

8.0 Conclusion

The proposed extension would not have any adverse impact on the neighbouring properties and perfectly blended with the adjacent property. Besides, this extension would immensely benefit this local Muslim faith group.