

# A160\_DOC\_03\_DESIGN AND ACCESS STATEMENT

## 116 ST PANCRAS WAY

### KENTISH TOWN

Planning Authority: Camden  
Town Hall Extension  
Argyle Street, London  
WC1H 8NJ

Site address: 116 St Pancras Way  
Kentish Town  
London  
NW1 9NB

19/12/19 P1 Planning Submission

Owners: Mr Philip Herrey & Dr Anna Herrey

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## 1.0 INTRODUCTION

This report is submitted in support of an application for planning permission and listed building consent for works to the grade II listed property at 116 St Pancras Way, NW1 9NB. It has been prepared by the owners, Mr Philip and Dr Anna Herrey.

The works described within this application are as follows:

- refurbishment of the roof
- installation of solar panels on the roof of the existing building.

## 2.0 SITE APPRAISAL

1. The property is located in the Jeffrey's Street conservation area. Many of the buildings and properties within the Conservation Area are also Grade II listed because of their own architectural or design merits.

2. The site is a three storey over basement (lower ground floor) level, mid-terraced single dwellinghouse. The building dates from the 1820s and faces onto the small College Green open space.

3. The building is listed at Grade II as part of the terrace of dwellings and shop units that run from 108 to 132 (even nos.) St Pancras Way. These properties share a general appearance as well as some common detailing, although some modern alterations to windows and decorations have impinged upon this.

4. The building is constructed with a butterfly roof with a central valley running the length of the building from front to rear. At the front the building is constructed with a parapet at a high of 65cm above the lowest point of the



roof. The top of the pitched roof is 85cm above the parapet. Due to this construction, the roof is invisible from the street.



### **3.0 Planning History**

1. The property had been purchased by the current owners in 2012 while it was in extremely poor condition and uninhabitable. The building was without an internal WC, had no kitchen and only minimal sanitary provision.
2. Following a thorough planning process with significant involvement of Camden's planning officers, the property has been extensively renovated in 2013/2014 to a very high standard, restoring a number of historical elements.
3. A full refurbishment of the roof had been included and granted in the previous planning application. However, following closer inspection during the renovations, the contractor and owners came to the conclusion that the refurbishment of the roof could be postponed by a few years. Only smaller repairs have been carried out to the roof as part of the refurbishment.

### **4.0 Roof Refurbishment and Solar Panel Installation**

1. The roof is finished in late 20th century cement tiles which are adding more load to the existing roof structure than it was intended to take. It is proposed to remove the cement tiles and reinstate a slate roof to match the other properties on the street. Mineral wool insulation will be installed above the ceiling on the 2nd floor. A ventilation path will be retained above the insulation to carry away any condensation which might affect roof or ceiling timbers.
2. The proposal includes the installation of solar panels on the roof of the existing building, mounted approximately 15cm above the roof tiles, following the pitch of the roof. The panels are coated in a non-reflective coating to ensure minimal glare and so as not to deflect the sun's energy. There is no operational noise, smell, pollution or waste from the completed development. Due to the butterfly construction of the roof with a high parapet towards the street, the proposal would have minimal impact on the appearance of the existing building and would only be visible from a limited number of viewpoints.

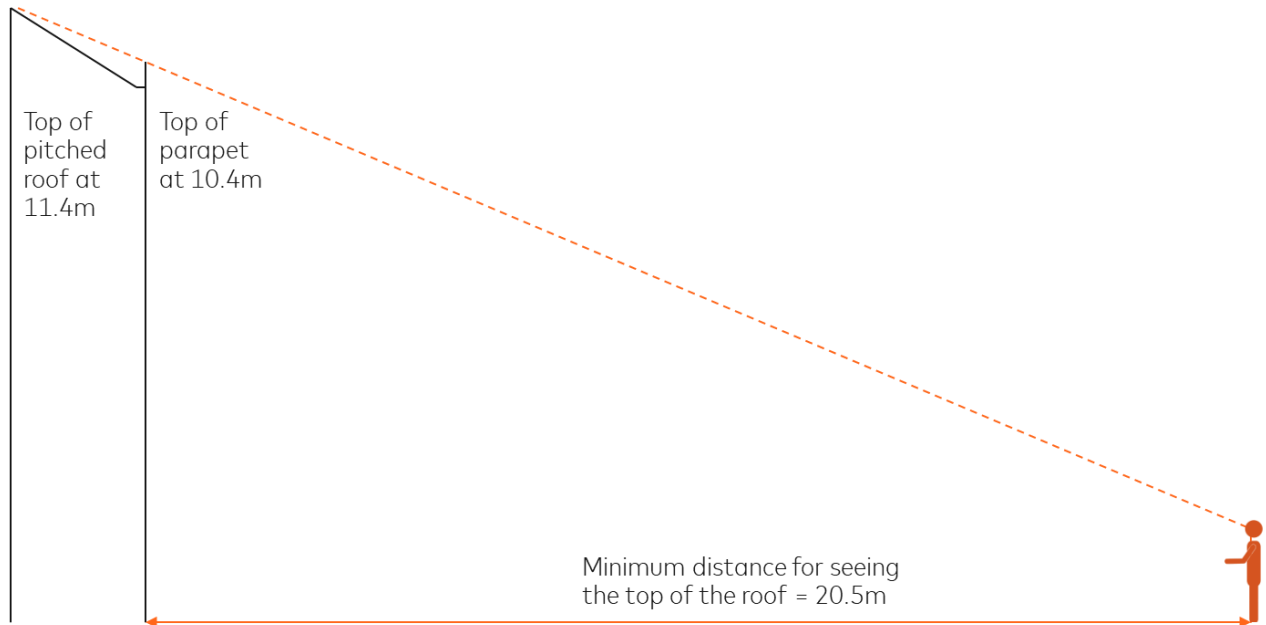
### **5.0 Sustainability - resources and energy**

The installation of PV Panels in conjunction with the roof refurbishment will follow the key sustainability objectives of the National Planning Policy Guidance

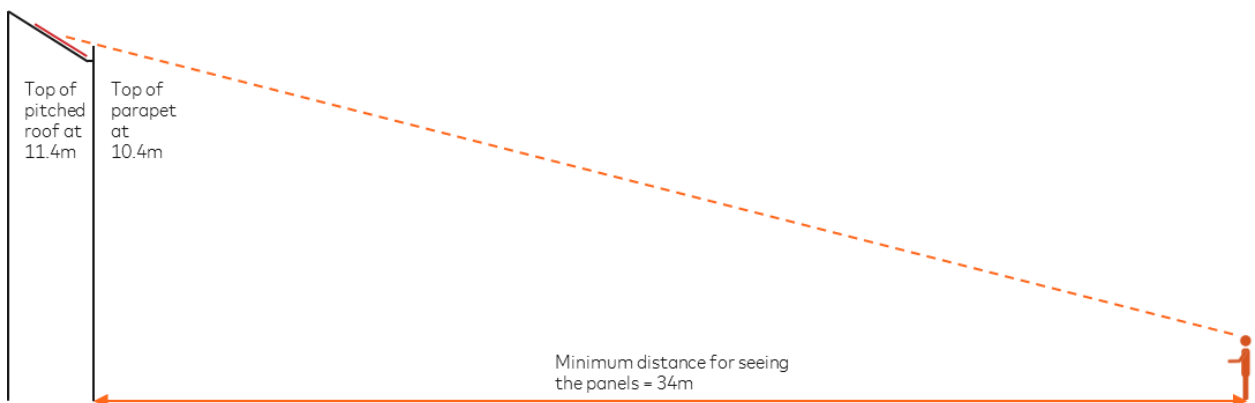
- (1) Policy Statement 1 (PPS1 Supplement)
- (2) Planning for Renewable Energy (PPS22)

## 6.0 Impact on Amenity - overlooking / loss of privacy

1. It is anticipated that the proposals will not have any impact on amenity with regard to overlooking and loss of privacy.
2. Due to the butterfly/parapet construction, only a small part of the roof is visible from street level, and only from a distance of more than 20.5m:



For seeing the solar panels, the viewer would have to be even further away at 34m



3. Only parts of the roof are visible from street level. The drawing below illustrates the areas from where the top of the pitched roof could be visible. This is mostly the case from behind College Gardens, a small park with a number of high lime trees. The trees will further obstruct the view of the roof.



116 St Pancras Way

