

June 2021

MWArchitects

T 020 7407 6767

E architect@mwarchitects.co.uk

The Tea Factory

110 Endwell Road, London SE4 2LX

mwarchitects.co.uk

4C Courthope Road, London NW3 2LB Brief Design and Access Statement

4 Courthope Road is a three storey mid-terrace split-level house situated in the Mansfield Conservation Area in the London Borough of Camden. The house is not a listed building. The house is currently divided into flats and this application refers directly to 4C Courthope Road - the unit at the top.

This planning statement (incorporating heritage statement) supports a householder planning application for full planning permission for a proposed rear roof terrace accessed from a new door in the rear elevation of the property at second floor level. This roof terrace will provide the applicant with outdoor amenity space where currently it is the only unit in the building to not have access to any.

This statement is brief as the building works proposed are minimal to the property.

It should be read in conjunction with:

- Site Location Plan
- Existing and Proposed Plans
- Existing and Proposed Front and Rear Elevations.
- CIL form

The proposal includes the following works:

- Creation of safe roof terrace space by way of constructing balustrades to the the main rear wall of the property.
- Alteration of window to become door.

Relevant Planning History and the site / context

Courthope Road and the roads in the immediate vicinity are characterised by terraced single family dwelling houses (some of which are in use as multiple units) with an array of additions to the properties - on front and rear roof slopes and many types of rear ground and upper floor additions along with numerous roof terraces.

We believe that our proposal is in keeping with the immediate area in which it is situated.

A previous application was granted at the site (also completed by MW Architects but for a different owner), Application Reference 2016/5059/P (expired), for a two storey rear extension at first and second floor level with rear dormer roof extensions and rooflights to the front and rear elevation all associated with the upper floor flat.

A nearby application - Application Reference, 2020/0962/P - Includes creation of a 3rd floor roof terrace and we believe this to be relevant precedent for this application.



We also include images here showing the proposed terrace area and the immediate vicinity where a neighbouring terrace is in place. You can see that the main terrace line is further forwards than our unit and as such the overlooking is no worse than windows would be on the back of the houses at this level (or as they were planned in the previously granted application).

Our proposal is set right back within the depth of the actual house due to the unusual layout and as such we do not believe poses any serious overlooking issues but provides a unit currently lacking any outdoor amenity with some.

The New London plan highlights the need for external amenity on all living accommodation and we believe Camden support this and as such we hope to see support for this proposal.

USE

The existing building is a mid-terrace three storey dwelling house (Use Class C3) split into three self-contained units. The application does not propose any alterations to the existing use of the building, it will remain a dwelling house (Use Class C3) with three units.

AMOUNT

The proposed extension will create a roof terrace of 29.5 sqm.
There is no change to the internal floor area of the flat.

ACCESS

The main access to the property will not be altered as a result of the proposed works nor the internal arrangements.

The access to the new roof terrace will be created from the existing kitchen.

SCALE

The scale of the alteration is entirely in keeping with the building and its' neighbours as it is already there - the proposal is simply to balustrade it and make access to it from inside the flat.

LAYOUT

The proposal is to utilise an existing flat roof area at the property as a roof terrace - accessible through a new door from the kitchen.

MATERIALS

The materials used are to be in keeping with the host building and its' surrounding properties. Simple metal railings are proposed to the roof terrace on the rear wall of the main building.

The new door will be a painted timber and glass door to be in keeping with the existing fenestration.

In our professional opinion it does not compromise the historic and architectural integrity of the building and has no negative affect on the conservation area. The alterations proposed to form an accessible terrace are minor and within the 'depth of the terrace'. The building sits nearby to many other alterations in the conservation area and we do not consider this proposal to cause harm.

We would encourage the local authority to act in a positive and pro-active manner in dealing with the application and would be keen for early communication regarding any minor amendments or alterations to the proposed scheme, including materiality / screening, that may enable a positive outcome for this application.

We also feel a site visit to the property is important in establishing the context of this application - and whilst we understand that protocols are in place with Covid 19 - this can be conducted without entering the property. It is possible to walk down the underpass at no 2 Courthope to be able to view the rear of the property where the terrace will be located and assess the surrounding area.

End.