

3 EDIS STREET, NW1 8LG  
DESIGN & ACCESS STATEMENT  
V2 JULY 2021

P L A C E 5 4  
A R C H I T E C T S

# 1 INTRODUCTION

## *Applicant*

Emma Tarlo & Denis Vidal

## *Architect*

Place 54 Architects Ltd

54 Boston Place, London, NW1 6ER

This Design and Access Statement document has been prepared on behalf of the applicant Emma Tarlo and Denis Vidal, to support full planning application for the development of the site at 3 Edis Street, London NW1 8LG.

This Design and Access Statement should also be read in conjunction with Place 54 Architects Ltd drawings.

The property on 3 Edis Street is located on the north western side of Edis Street within the London borough of Camden. It is a 3-bedroom terraced house within the Primrose Hill Conservation Area and is not listed but is identified as making a positive contribution to the character of the area. The house has 3-storeys above ground and a basement which forms part of a terrace and is within the London Borough of Camden.



Site Context Map



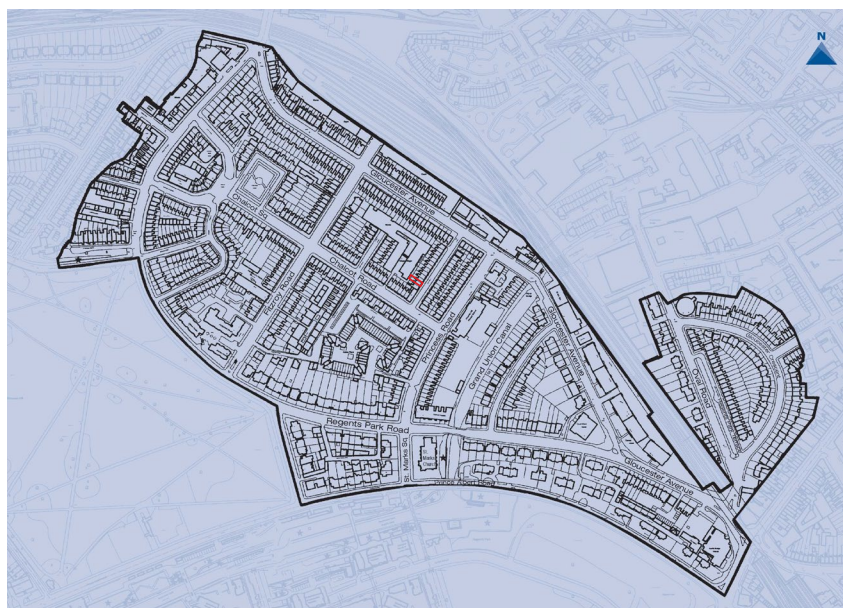


The proposal aims to adapt an existing family home to the current family needs, which have been exacerbated due the current global pandemic. The family have key members working from home so there is need for further space internally and externally, a summary of the proposed works includes:

- An infill extension to the ground floor with raised parapet wall to closet wing
- A mansard roof extension with an inset terrace retaining the 'V' shape parapet at the rear



3D Aerial View of 3 Edis Street looking north



Primrose Hill conservation area map

## 2 PRE-APPLICATION CONSULTATION

An application for pre-planning advice was submitted to Camden Council in December 2020.

The proposal submitted to Camden Council consisted of an erection of a mansard roof extension with inset terrace and two different options for a rear infill extension. Option A consisted of a ground floor rear infill extension and first floor rear extension above the closet wing with a small terrace on top of the closet wing and Option B consisted of an erection of upper ground floor rear infill extension with a roof terrace across the whole width of the house at first floor level.

Camden Council produced a letter in response dated 25/03/2021 Ref: 2020/5888/PRE

In regards to the mansard roof extension the council had no objection to the proposal highlighting that: *"The host property is only one of two properties on this side of Edis Street without a mansard roof extension. Therefore, no objection is raised to the principle of a mansard roof extension in this location as it would continue an established form of development in the street and is not considered to cause harm to the character of the property or the appearance of the surrounding conservation area."*

The council did mention the fact that while accessible roof terraces in rooftop mansard extensions is not a typical feature of the area it was considered acceptable, because of the *"limited visibility the proposals would have from the public realm and the prevalence of similar mansard roof terraces to neighbouring properties in the terrace and wider conservation area."*

In regards to the rear extensions option A was the preferred option and Camden Council concluded that they again similarly had no objection to the ground floor rear infill extension proposal as there was already *"several examples of upper ground floor rear infill extensions to neighbouring properties along this side of Edis Street (including next door at No.2) as well as Gloucester Avenue to the north"*. The planning officer suggested *"the rear elevation of the proposed extension is set back from the rear elevation of the existing closet wing to help provide some visual relief to the proposals and a clearer distinction between the old and new elements of the rear elevation."*

In closing the council had concluded that the size, scale and location of the proposal of a mansard roof extension and inset terrace was considered not to be harmful to the neighbouring amenities, in terms of outlook, light or privacy. Overall, the proposed rear extensions would not have a significant impact on the neighbouring amenities if the proposal of option A was pursued.

The client has also been in contact with the Primrose Hill Conservation Area Advisory Committee who have been sent the preferred design (Option A) following the pre application. No comments have been received.



Location Plan

KEY:

— SITE BOUNDARY





### 3 SURROUNDING CONTEXT & PLANNING HISTORY

3 Edis Street is a mid-terrace 19th Century house. To the rear of the building is the commercial 'Utopia Village' building. The Conservation Area Statement characterises the Edis Street as *having "... a distinctly urban character with a high degree of enclosure"*.

Although the majority of the houses in the street would have originally had butterfly roofs, concealed behind parapets, many now have roof extensions. The sense of enclosure noted in the Conservation Area Statement results in most of these being virtually invisible from street level – except in long diagonal views.

3 Edis street has had a small infill extension built in the 1980s.

Many of the houses along Chalcot Road, Gloucester Ave and Edis Street have had rear and roof extensions including both houses either side of no. 3 (nos. 2 and 4) and some are visible from the existing terrace of 3 Edis Street. Relevant applications include:

Address: 19, Edis Street London NW1 8LE  
Demolition of existing roof extension and erection of new mansard roof extension with 2 front dormers and 3 rear rooflights; alterations to lower ground floor rear fenestration; lowering of lower ground floor level by 400mm.  
*2017/2656/P Approved 18-10-2017*

Address: Flat B, 11 Edis Street London NW1 8LG  
Erection of single storey roof extension to provide additional habitable space to first floor flat.  
*2017/2242/P Approved 03-07-2017*

Address: 17 Edis Street London NW1 8LE  
Erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift  
*2016/7041/P Approved 21-04-2017*

Address: 4 Edis Street London NW1 8LG  
Change of use from 1 x 2-bedroom (lower ground and ground floor level) and 1 x 3-bedroom (first to third floor) maisonette to a single-family dwelling house, together with the installation of door, steps and balustrading at rear first floor level in connection with the creation of a roof terrace and alterations to rear roof slope including installation of glazed doors and creation of balcony at rear third floor level.  
*2008/1279/P Approved 20-05-2008*

Address: 2 Edis Street London NW1 8LG  
Erection of a roof extension to provide additional habitable accommodation.  
*29245 Approved 18-02-1980*

There is no consistent style of the infill extensions or extension of closet wings on Edis Street, however the principle is evident in the number of houses that can be seen from the terrace of 3 Edis Street:

Address: 2 Edis Street London NW1 8LG  
Erection of a rear extension to the upper ground floor of the residential dwelling (Class C3).  
*2006/1560/P Approved 19-05-2006*

Address: 5 Edis Street London NW1 8LG  
Erection of single storey rear extension with terrace and new glazing at ground level.  
*2014/7299/P Approved 04-02-2015*

Address: 6 Edis Street London NW1 8LG  
Amendment to planning permission 2014/5983/P dated 23/12/2014 for the erection of a replacement rear extension and other external alterations to amend design of French doors to approved extension  
*2015/0139/P Approved 02-03-2015*

Address: 38 Chalcot Road London NW1 8LP  
Installation of a new mansard roof extension, realignment of the window to the first floor of the rear extension, infill first floor window to the north elevation of the rear extension, provision of cast iron railings to the second-floor terrace and installation of cast iron railings to the front of the property.  
*2014/5503/P Approved 10-11-2014*



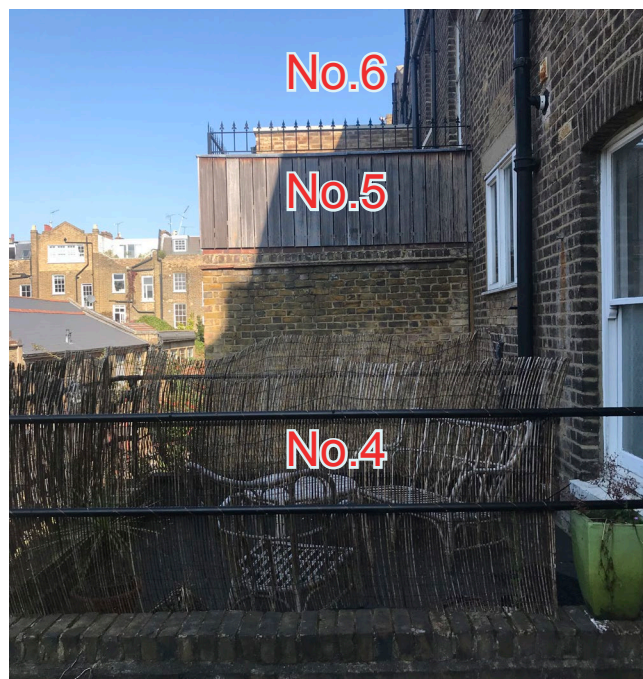


View looking East down Edis Street



Aerial view looking south of rear Edis Street





View north east of the rear extensions along the north side of Edis St



Example of a similar rooftop extension at 38 Chalcot Road



Examples of rear extensions and infill extensions along Chalcot Rd



View across to the infill extension of 2 Edis Street

## 4 USE

The existing use of the building is a three-bedroom residential house split over four floors, ground, first, second floor and a basement. In addition, there is a small rear garden at the basement level and a rear terrace accessed from the half landing between ground and first floor level.

The proposed use of the building will remain as residential.

## 5 AMOUNT

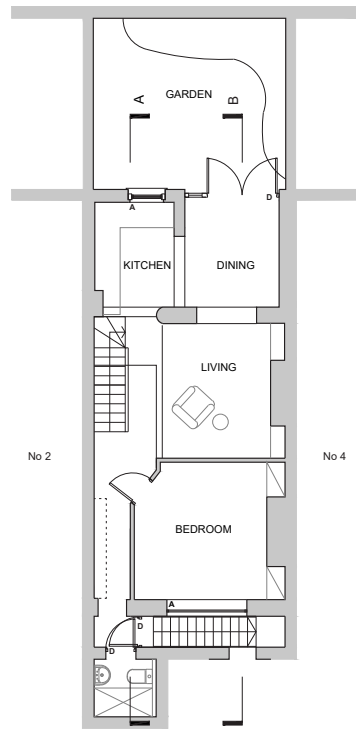
The existing area of the house is approximately 162m<sup>2</sup>. The garden accessible from the rear of the basement floor is 21.8m<sup>2</sup>. There is a rear terrace on top of the closet wing overlooking the garden accessible from the half landing between the ground and first floors with an approximate area of 6.4m<sup>2</sup>.

The proposed ground floor extension will have an approximate area of 6.8m<sup>2</sup>. The proposed mansard roof extension will have an approximate area of 20.8m<sup>2</sup>. A rooftop terrace located on the proposed third floor accessible from the bedroom will have an approximate area of 5.5m<sup>2</sup>.

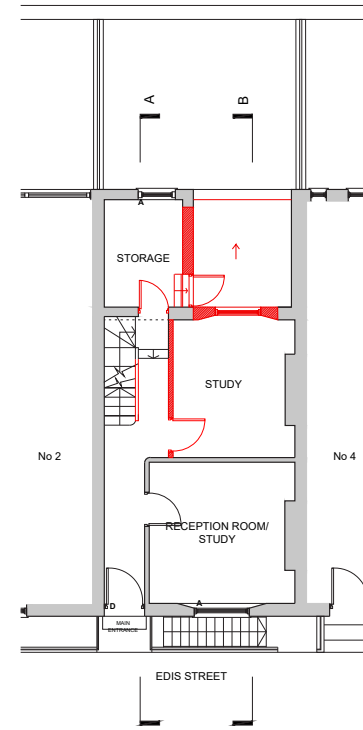


## 6 LAYOUT

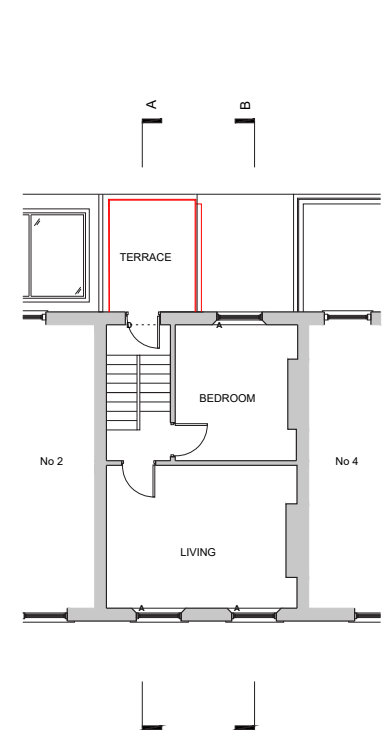
The existing basement consists of a bedroom at the front of the property with a kitchen, living room and dining room with access out to the rear garden. The ground floor has a reception/study rooms to the front with a storage room at the rear. There is a door out to the flat roof from the storage room and the family use this as additional outdoor space, however it does not comply with current building regulations. The first floor consists of a living room at the front and bedroom towards the rear with access to the rear terrace accessed from the half landing between ground and first floors. The existing terrace on top of the closet wing is quite small and not large enough for a family to use comfortably. The second floor contains a bedroom and bathroom.



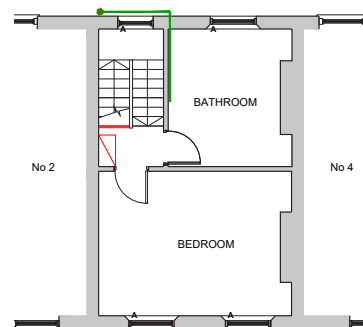
Existing Basement Plan



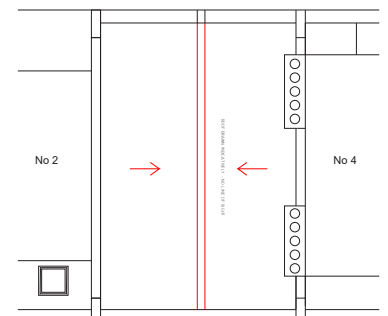
Existing Ground Floor Plan



Existing First Floor Plan



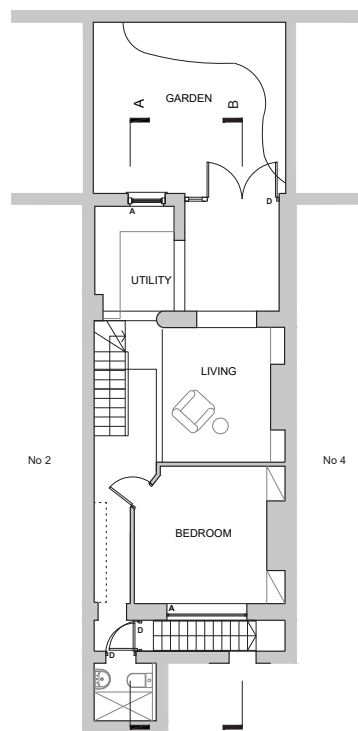
Existing Second Floor Plan



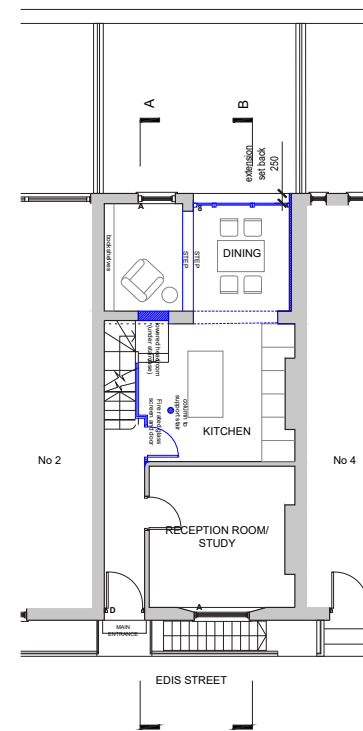
Existing Roof Plan

The proposed ground floor rear infill extension will accommodate a new open plan kitchen/dining room with the dining room facing the rear of the property.

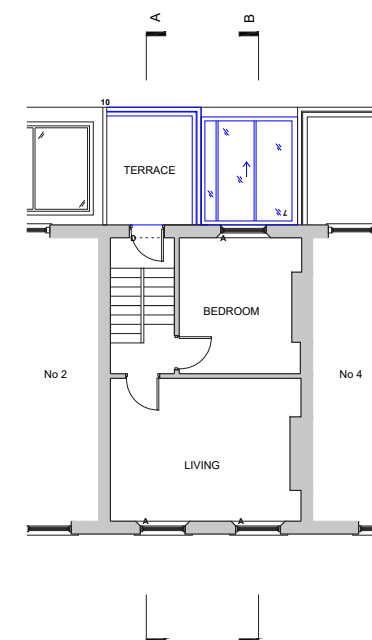
The proposed mansard roof extension will create a new third floor containing a new bedroom and adjoining WC. A proposed rooftop terrace will be created at the rear of the property accessible via the bedroom creating outdoor amenity space.



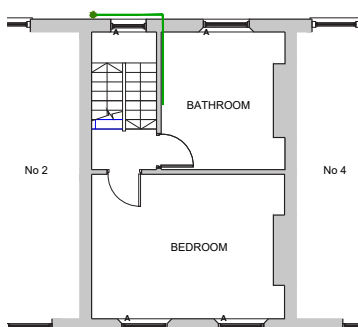
Proposed Basement Plan



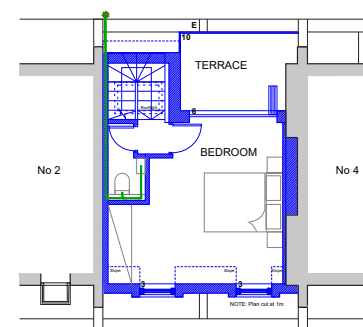
Proposed Ground Floor Plan



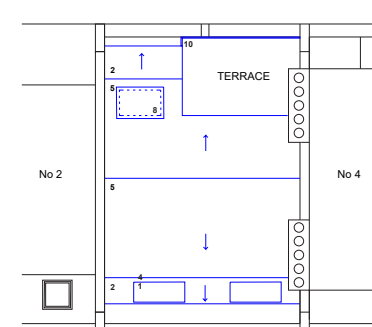
Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Roof Plan



## 7 SCALE

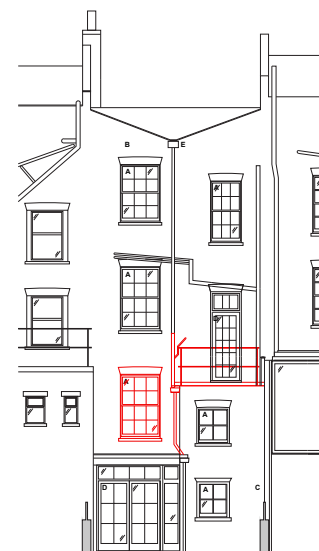
3 Edis Street has 3-storeys above ground and a basement which forms part of a terrace of similar houses. The majority of the houses along Edis Street have mansard roof extensions and have added additional storeys to the rear.

The proposed ground floor rear extension is located between two existing closet wings and is set back by 250mm from the face of the closet wing to help provide some visual relief to the proposals and a clearer distinction between the old and new elements of the rear elevation.

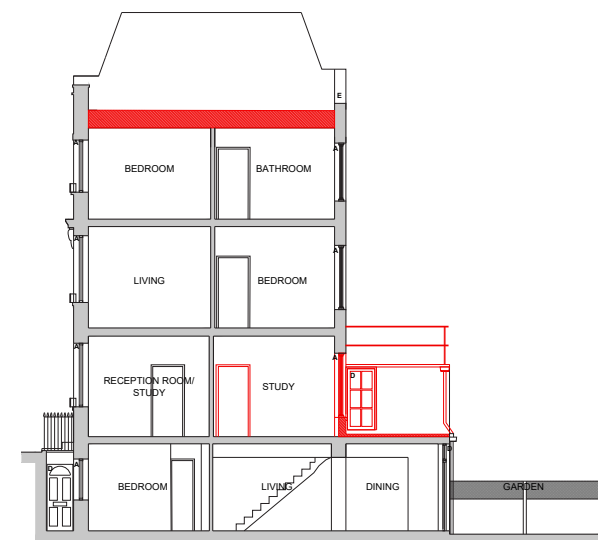
The proposed mansard roof extension will be of similar size and scale to the neighbouring approved rooftop extensions in the surrounding area. In addition, the proposed rooftop extension scale will be subordinate to the host building and will not impact the neighbouring amenities.



2 EDIS STREET    3 EDIS STREET APPLICATION SITE    4 EDIS STREET  
Existing Front Elevation



4 EDIS STREET    3 EDIS STREET APPLICATION SITE    2 EDIS STREET  
Existing Rear Elevation



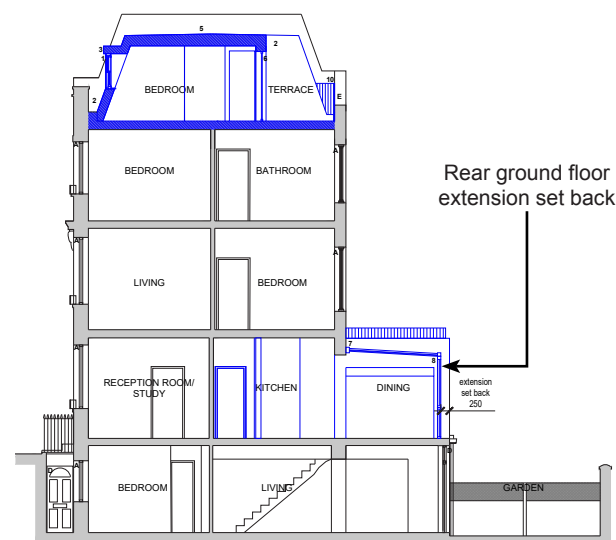
Existing Section B-B



2 EDIS STREET    3 EDIS STREET APPLICATION SITE    4 EDIS STREET  
Proposed Front Elevation



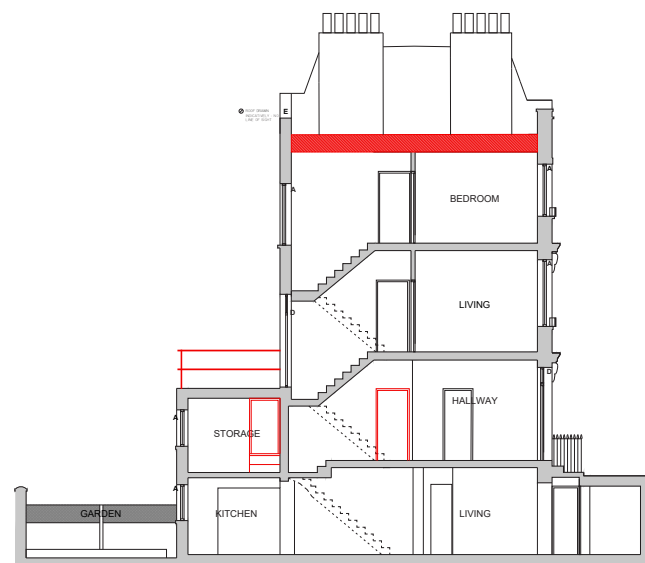
4 EDIS STREET    3 EDIS STREET APPLICATION SITE    2 EDIS STREET  
Proposed Rear Elevation



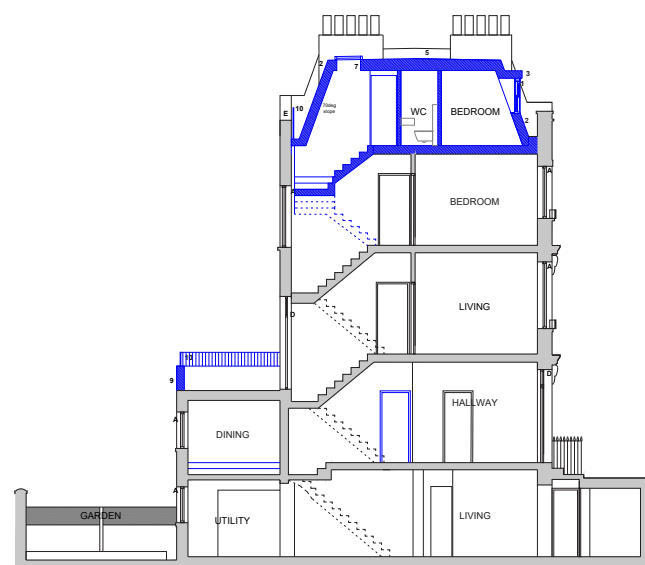
Proposed Section B-B

The front mansard wall facing Edis Street will be built at a 70-degree angle set back away from the existing parapet wall with two traditional dormer windows. The rear mansard wall facing the garden will be built at a 70-degree angle set back away from the existing V-shaped parapet wall with an inset terrace accessed from the bedroom by timber double glazed bi-folding doors. A balustrade with black metal railings will follow the shape of the parapet wall enclosing the rooftop terrace.

There is limited visibility of the proposal from the public realm and there is prevalence of similar mansard roof terraces to neighboring properties in the terrace and wider conservation area.



Existing Section A-A



Proposed Section A-A



## 8 PRIVACY/OVERLOOKING, DAYLIGHT & SUNLIGHT

3 EDIS STREET

The proposed rear extensions size, scale, height and depth will have minimal impact on neighbouring properties in terms of loss of light or outlook, due to the orientation of the house and sun path. The proposals do not extend past the existing rear wall of the closet wing.



View from the rear of first floor terrace of 3 Edis Street looking north at the surrounding Utopia Village



## 9 APPEARANCE & MATERIALS

The existing house is built in London Stock Brick with decorative render and ironwork details to the front elevation and a white rendered ground floor. The rear is London Stock Brick with a two-storey closet wing and a ground floor infill extension with glazed timber doors to the garden. It is evident that parts of the v shape brick parapet have been rebuilt over time.

The proposed ground floor infill extension will have painted timber-framed double glazed windows, fronting the garden and a glazed roof (combination of metal and timber). The parapet wall of the closet wing will be in extended in London Stock brick to match the existing brick with black metal railings around the existing terrace to comply with current building regulations.

The proposed mansard roof extension is proposed to have two dormer windows on the front elevation and glazed doors onto a terrace at the rear. The proposed materials for the mansard extension are natural slate to the front and rear elevation with lead clad dormers and the roof to be a single ply membrane or GRP, colour dark grey. Painted timber framed double glazed sash windows are proposed to the front elevation and a painted timber double glazed bifold door to the rear. There will be a conservation style double glazed roof light located on the roof above the staircase. The balustrade around the terraces are proposed to be black metal railings following the shape of the parapet wall.



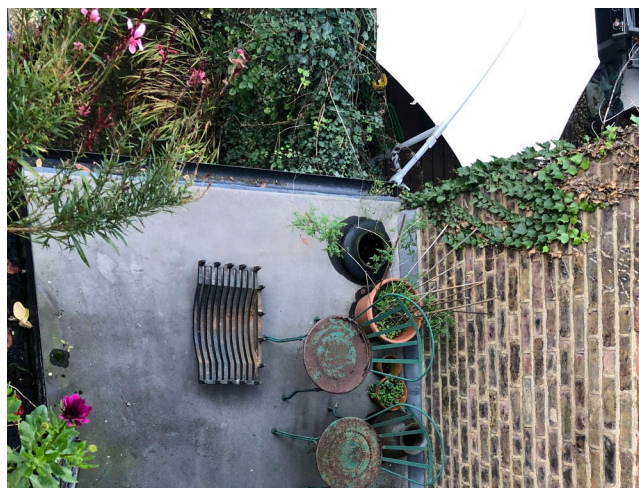
Front Elevation of 3 Edis Street



Rear Elevation of 3 Edis Street



Rear Basement level existing infill extension



Flat roof of basement level existing infill extension



Ground Floor level existing infill extension with first floor terrace



## 10 ACCESS

There will be no change to access of 3 Edis Street, it will remain as existing.

The property is well served by public transport with PTAL rating 2. The nearest Underground Station is Chalk Farm located north about 650m away and the more popular Camden Town station located east about 800m away. The nearest train service is at Kentish Town located North East 2km from the site. The property is at very close proximity to Camden Town providing bus routes towards Central London and further West London.

Vehicular access to Edis Street is from Chalcot Road and Gloucester Avenue, the site is located within Controlled Parking Zone (CPZ). Currently there is no on-site car parking.

## 11 RELEVANT POLICIES

### Primrose Hill Conservation Area Statement 2001

The Council's *Primrose Hill Conservation Area Statement 2001* lists Nos. 1-31 Edis Street amongst the buildings, which are particularly good examples of the local building tradition, making a positive contribution to the conservation area. Policy *PH19* in the Primrose Hill Conversation Area Statement, which sets out properties not suitable for roof top extensions. 3 Edis Street is absent from this list.

The conservation area statement states that where a roof extension is acceptable the type of extension likely to be acceptable depends on the existing roof form and predominant form of extensions within the building group. 3 Edis Street is set in-between two houses, which already have a mansard roof extension.

Policy *PH26* of the Primrose Hill Conservation Area Statement states that extensions should be as unobtrusive as possible, and in harmony with the original form and character of the house.

Policy *PH30* of the Primrose Hill Conservation Area Statement appraisal states that conservatories should only be built at ground level, and should be subordinate to the original building.

The proposed infill extension at ground floor between the closet wings of nos. 3 and 4 will not cause undue harm to the appearance of the character of the house and is subordinate to the original building as the proposal is set back from the face of the closet wing to help provide some visual relief to the proposals and a clearer distinction between the old and new elements of the rear elevation.

### Camden Local Plan 2017

*D1* (Design) of the *Camden Local Plan 2017* states the Council will seek to secure high quality design in development. The proposed changes to 3 Edis Street enable the house to be adapted to the needs of the current family and future generations and creates spaces that work well for everyone.

*D2* (Heritage) of the *Camden Local Plan 2017* states the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets. The proposal does not result in harm to the conservation area.

### Supplementary Planning Guidance - Home improvements Draft July 2020

The guidance has been reviewed and applied to the proposed design.



## 12 CONCLUSION

The proposal is to adapt an existing family home to meet the current family needs where key members are working from home. There are similar rear and roof extensions evident within the terrace and surrounding areas therefore considered that the proposed alterations would not cause undue harm to the appearance of the terrace or the surrounding conservation area. Rear and roof extensions and terraces are a common feature at the rear of the terrace, and the one proposed for this property would not be visible from the public realm.

## 13 DRAWINGS AND REFERENCES

20027 (P) 500	Location plan	A4	1:1250
20027 (P) 001 A	Existing Basement, Ground and First Floor Plans	A3	1:100
20027 (P) 002 A	Existing Second and Roof Floor Plans	A3	1:100
20027 (P) 003 A	Existing Front and Rear Elevations	A3	1:100
20027 (P) 004 A	Existing Sections A-A and B-B	A3	1:100
20027 (P) 101 A	Proposed Basement, Ground and First Floor Plans	A3	1:100
20027 (P) 102 A	Proposed Second, Third and Roof Floor Plans	A3	1:100
20027 (P) 103 A	Proposed Front and Rear Elevations	A3	1:100
20027 (P) 104 A	Proposed Sections A-A and B-B	A3	1:100

### References

#### ***Primrose Hill Conservation Statement 2001***

*PH19 Roof Extensions*

*PH26 Rear extensions/conservatories*

*PH30 Rear extensions/conservatories*

#### ***Camden Local Plan 2017***

*D1 Design*

*D2 Heritage*

#### ***Supplementary Planning Guidance - Home improvements Draft July 2020***