

DESIGN & ACCESS STATEMENT

17 Jeffrey's Place, London, NW1 9PP

ON BEHALF OF:

SAHIL KHANNA

Date Prepared: July 2021
Job Reference: NJ/jcb/10395-BL07/App2
Prepared By: Neumann Joseph BSc

Cubit Consulting
13, 21 Curtain Rd
London
EC2A 3LT
T 0207 253 5050
F 0207 253 5056
E mail@cubitconsulting.co.uk
www.cubitconsulting.co.uk

CONTENTS

1.00 INTRODUCTION

2.00 DESIGN

- i) Use**
- ii) Amount**
- iii) Layout**
- iv) Appearance**
- v) Scale**

3.00 ACCESS STATEMENT

4.00 POLICY COMPLIANCE

1.00 INTRODUCTION

- 1.01 This Design and Access Statement has been prepared to support the Householder Planning Application submitted to Camden London Borough Council for the proposed construction of a full width dormer to the rear roof slope provided with PPC aluminium single door leading to existing balcony. Removal of existing north-light style roof light on the main roof, creating a new opening to the existing flat roof, with new internal stairs leading to main roof provided with horizontal sliding electrically operated skylight, forming a terrace on the main roof comprising of glass balustrades and composite decking. Replacing front roof slope. Installing new lead waterproof coverings to retained roof surfaces and proposed dormer. The installation of a row of three openable skylights to the front roof slope.
- 1.02 In addition to the householder planning application and prior to the initial concept sketches/plans being created we have taken into consideration the other surrounding properties, their rhythm and design as well as previous planning applications made by applicants within the nearby surroundings, making sure that all relevant policies from Camden London Borough Council and the London Plan are followed.
- 1.03 This Design & Access Statement should be read in conjunction with the Application Form, application drawings and other supporting documents.

2.00 DESIGN

Use

- 2.01 This property is a residential dwelling and its use shall be maintained.
- 2.02 The proposed development is to provide additional floor space to the mezzanine level through the addition of the full width rear dormer. As well as the addition of the dormer, the mezzanine floor will be enlarged while still leaving a void for the row of three openable skylights on the front roof slope to provide light and ventilation into the second floor and the mezzanine floor making more of a habitable dwelling space.

Amount

- 2.03 The proposed Gross Internal Floor Area (GIA) of the property is 157 m²

Layout

- 2.04 The enlargement of the mezzanine will provide more space for the new master bedroom including an en-suite shower room with direct access to the roof terrace through the use of a horizontally sliding electrically operated skylight. The re-routing of the flue and soil pipe on the mezzanine floor will allow more space for the bed and the addition of two bed side tables to fit comfortably.
- 2.05 Whilst not a consideration it is worth mentioning that the master bedroom on the mezzanine floor surpasses the minimum required floor area of 11.5m² (17m² respectively) for a double bedroom as stated in the National Described Space Standards – Technical Housing Space Standards (2015).

Appearance

- 2.07 The roof terrace will be accessed by new internal staircase leading up to a horizontal sliding electrically operated skylight. This leads to the new terrace comprising of glass balustrades and composite decking creating more suitable/safer space for entertaining.
- 2.08 The appearance of the front elevation will differ from the existing with the instalment of the three openable skylights. With the front roof slope being below 60°, it is barely visible from street level and will consequently accommodate the rooflights making them less harmful to the streetscene.
- 2.09 The appearance of the rear elevation will be changed with the construction of a new full width rear dormer that has been carefully designed in relation to our building and other adjacent roofs. Our design has taken into consideration NPPF 2021 and chapter 3 of the London Plan 2021 to ensure the design, quality and function are of high standards, whilst staying in keeping to the local character and history of the area. Furthermore, the proposed dormer will include lead cladding encouraged by the guidance from Jeffrey’s Street conservation area statement.
- 2.10 Our design and style have closely matched that of another loft conversion at 233 Royal College Street - application number: 2019/4045/P which is also situated within Jeffrey’s Street conservation area. Their proposal for the erection of a mansard roof extension with 2x front dormer windows and rear terrace was granted on 1st October 2019. Similarly, to 233 Royal College street, another proposal for a roof extension which incorporated lead-clad dormer windows for 7 Ivor Street - application number: 2013/5131/P also was approved in October 2013.

Scale

- 2.11 Due to the only major external changes to our proposal being the loft conversion, which has similarly been granted to neighbouring houses in the past, our proposal should sit comfortably within its surroundings. This proposal has been made taking into consideration the surrounding properties, ensuring a positive contribution towards the local character and townscape, generally reflecting the prevailing building heights within its vicinity.

3.00 ACCESS STATEMENT

- 3.01 Access to the roof terrace would be via internal stairs from the mezzanine floor through a newly installed horizontal sliding electrically operated skylight.
- 3.02 17 Jeffrey’s Place is only a short 4-minute walk to Camden Road Overground station and 7-minute walk to Camden Town Underground Station having connections all over London. Less than a 10-minute drive will connect the property to National Rail Services with stations such as London Euston, King’s Cross and St Pancras Station being circa 1 mile away.

4.00 POLICY COMPLIANCE

4.01 The following list sets out the National and Local Planning Policy and Guidance documents which are relevant and those which have been given due consideration in relation to this proposal:

National:

- National Planning Policy Framework 2021
- Technical Housing Standards – Nationally Described Space Standard

Local:

- Camden Planning Guidance: Home Improvements (Jan 2021)
 - 2.2.1 Dormers
 - 2.2.3 Balconies and Terraces
- Jeffrey’s Street Conservation Area Statement
- London Plan 2021