

# Flat 28, 110A Southampton Row London, WC1B 4BS

Planning Design & Access Statement by Mobile Studio Architects  
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Existing: View of 4th Floor Balcony from flat window

# 1.0 Introduction

## 1.1 Executive Summary

This Design & Access Statement is for a proposed balcony enlargement (rear) to Flat 28, 110a Southampton Row, London, WC1B within the Bloomsbury Conservation Area in the London Borough of Camden. The proposed enlargement to the existing 4th floor balcony aims to increase the existing, limited amenity space. The extension would take the existing balcony up to the existing natural boundaries. The width of the balcony remains the same with the proposed extensions adding to its depth, nested within a hip of the owners flat and the adjacent buttress wall. The proposal maintains the existing architectural character, retaining the original hand rail and material pallet.

The property is flat 28, within 110a Southampton Row, which is a 3 bedroom, North-East facing flat, on the rear of the building. Flat 26, immediately below, has also made an application for the same enlargement. For further details, please see separate application under applicant name 'Catherine Payant'.

## 1.2 Site Context

The subject property, flat 28, within 110a Southampton Row, is located within the London Borough of Camden.

It is the 4th floor flat, on the north east, rear facing corner of the property. Also known as Ormonde Mansions, the building is a Edwardian mansion block on Southampton Row, consistent with the Bloomsbury vernacular.

The flat has a small, north-east facing balcony on the rear of the building, tucked within a buttress wall and small recess of the building.

## 1.3 Site Access

Access to all flats is through the entrance on Southampton Row, with internal access from a shared existing staircase. Access to the balcony will otherwise be from scaffolding, for which there is space in the rear courtyard to erect it.

## 1.4 Listed Status

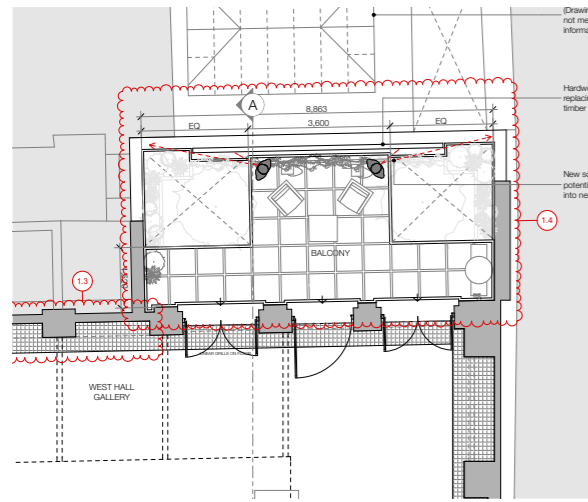
110a Southampton Row, nor the immediately adjacent buildings are listed properties. However it does fall within the Bloomsbury Conservation Area.

## 1.5 Local Planning Precedents

Please see overleaf examples of similar, balcony extensions that have been granted planning permission within the Bloomsbury Conservation Area.

## Example 1

Planning Precedent: 23 Macklin Street, London, WC2B 5NN (not to scale)

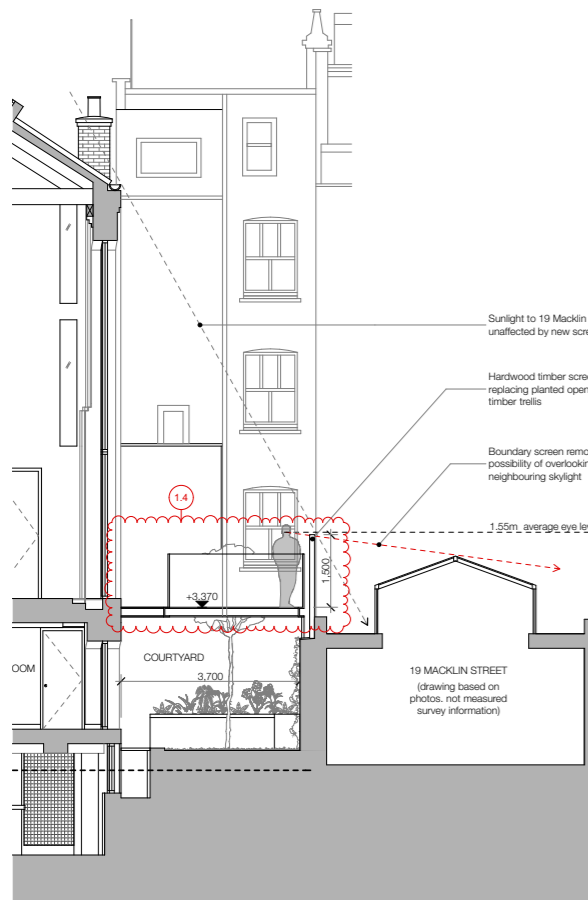


Proposed Balcony Plan

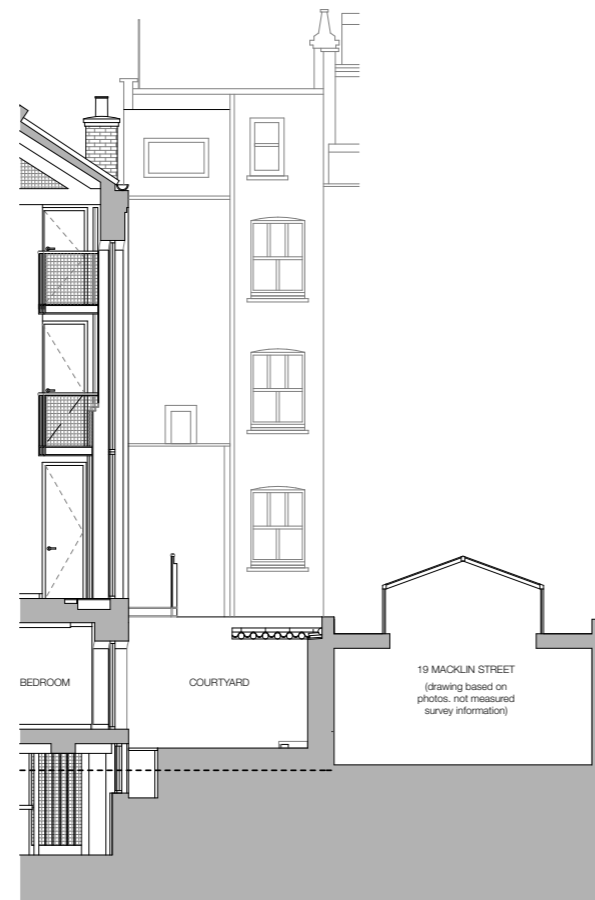
### Proposal

"Minor external changes, internal rearrangement of floors, enlarging of exterior balcony at first floor and conversion of adjoining flat and main house into one single residence (class C3)." - Camden Planning Portal

- Holborn & Covent Garden Ward



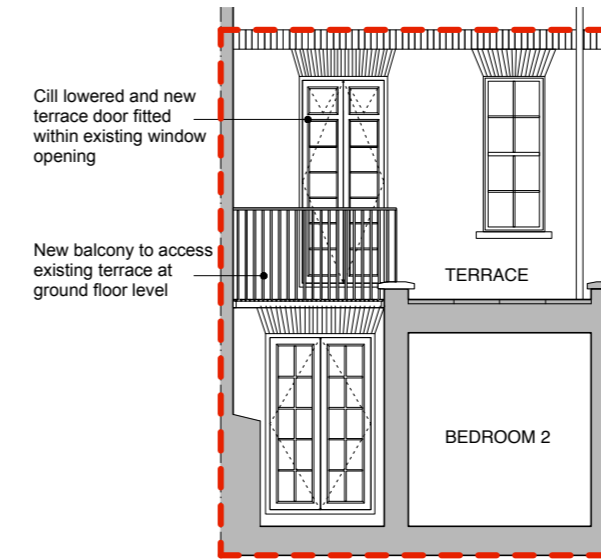
Proposed Balcony Section



Existing Balcony Section

## Example 2

Planning Precedent: 18 Northington Street, London, WC1N 2NW (not to scale)

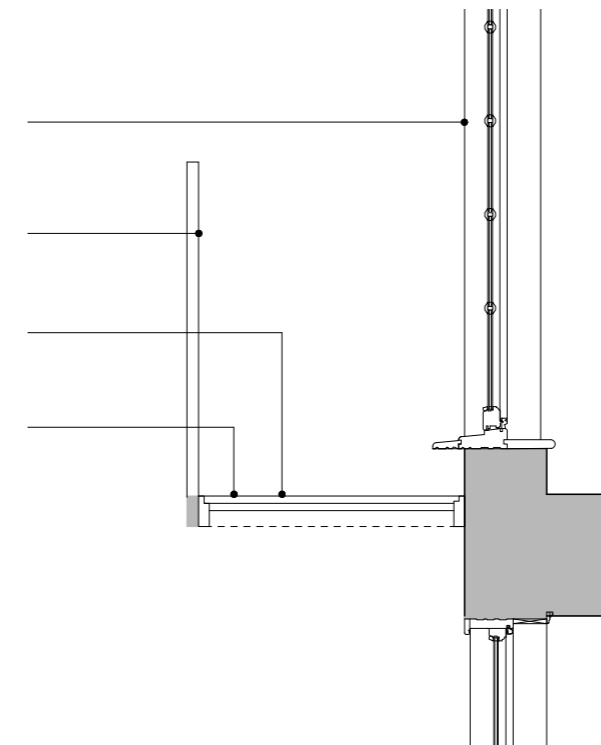


Proposed Balcony Elevation

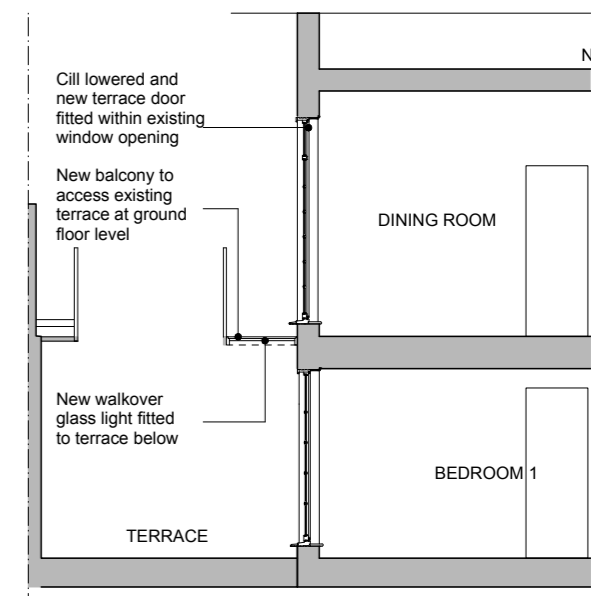
### Proposal

"Alterations to rear of ground/lower ground floor flat (C3) including replacement of no.2 windows with doors; removal of metal stair; installation of GF balcony and railings to enclose lightwell; associated alterations. ." - Camden Planning Portal

- Holborn & Covent Garden Ward



Proposed Balcony Sections





Existing Balcony View from Kitchen

## 2.0 Proposal

### 2.1 Proposal Description

This document supports the planning application for a proposed balcony enlargement to 110a Southampton Row, London, WC1B. Details are as follows:-

#### 4th Floor Balcony Enlargement

Proposal: The current area of the existing balcony is 1.7sqm. The proposal is to extend the balcony forwards to meet the existing opposite wall, adding 1.9sqm, to achieve 3.6sqm total. The existing handrail will be reused, with any additional railing made to match.

The proposal is not visible from the street, nor surrounding neighbours at the rear, and remains contained behind the buttress wall and opposite wall.

For full details please refer to appendix drawings in Section 4 (Appendix). Similar proposed extension to neighbouring property on 3rd floor, flat 26. For further details, please see separate application under applicant name 'Catherine Payant'.

### 2.2 Reason for Proposal

The primary reason to extend the balcony is to maximise on the existing, limited, external amenity space. The current area is an inadequate size for the 3 bedroom flat to which it is attached. By expanding to the existing physical constraints the proposed will make this a much more usable space for the current families occupying the flats.

### 2.3 Proposal Layout

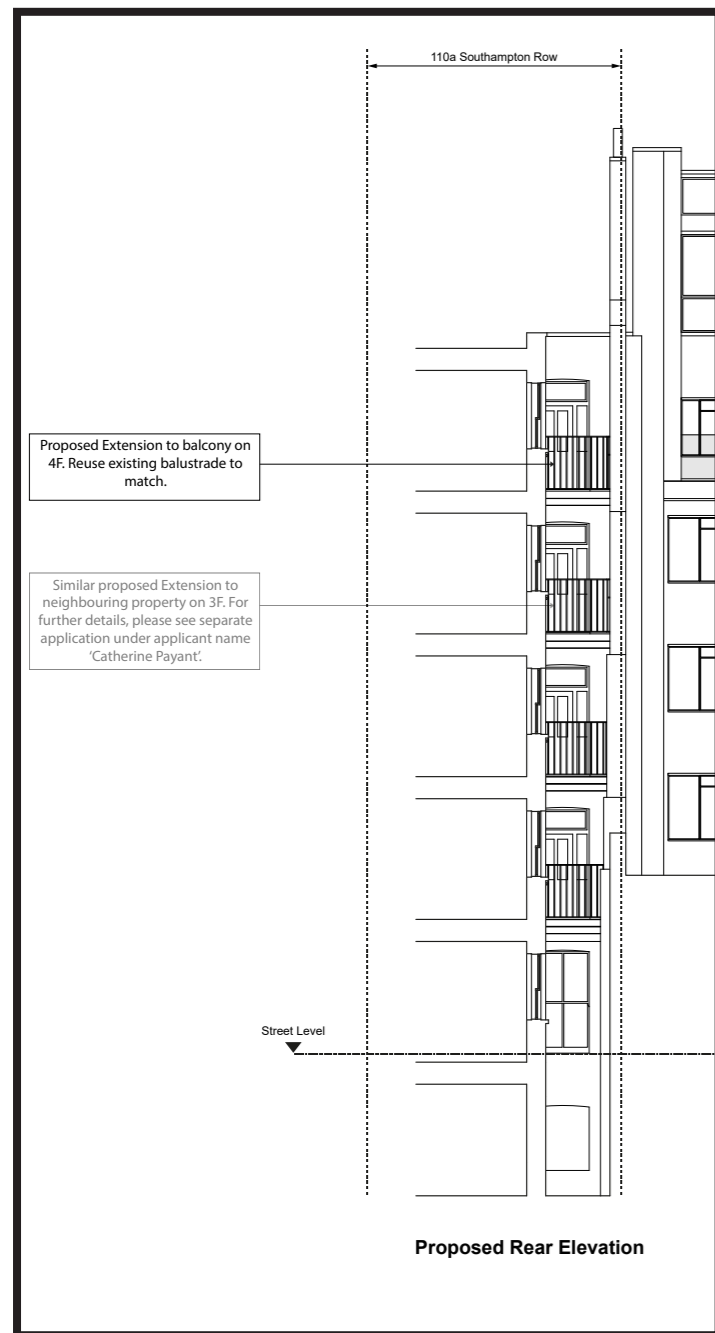
Please see overleaf for a summary of the drawings. For the full set of scaled drawings please refer to appendix drawings in Section 4 (Appendix) for full set of scale drawings.

### 2.4 Materials + Construction

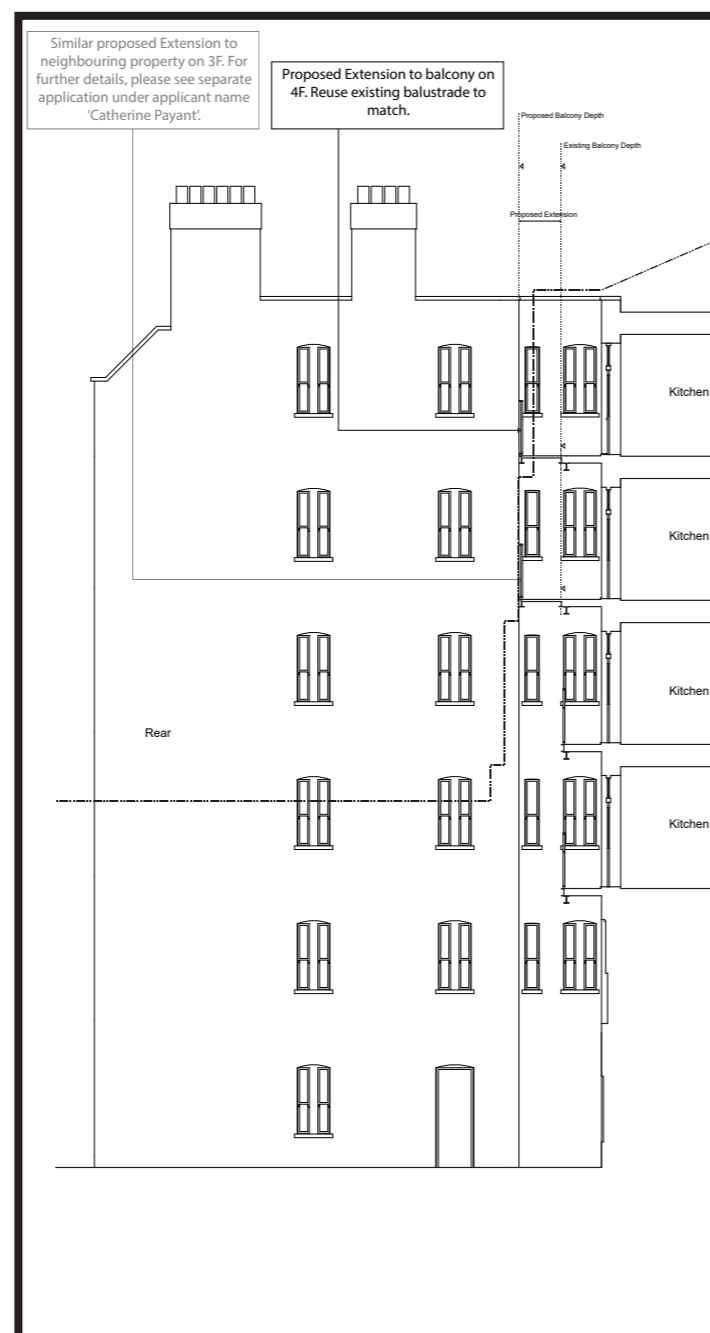
The existing metal railing will be reused, with any additional made to match. The flooring will be replaced from existing timber boards to comply with Building Regulation Document B, Regulation 7(2), 10.10, achieving class A2-s1, d0 or class A1.

### 2.5 Light

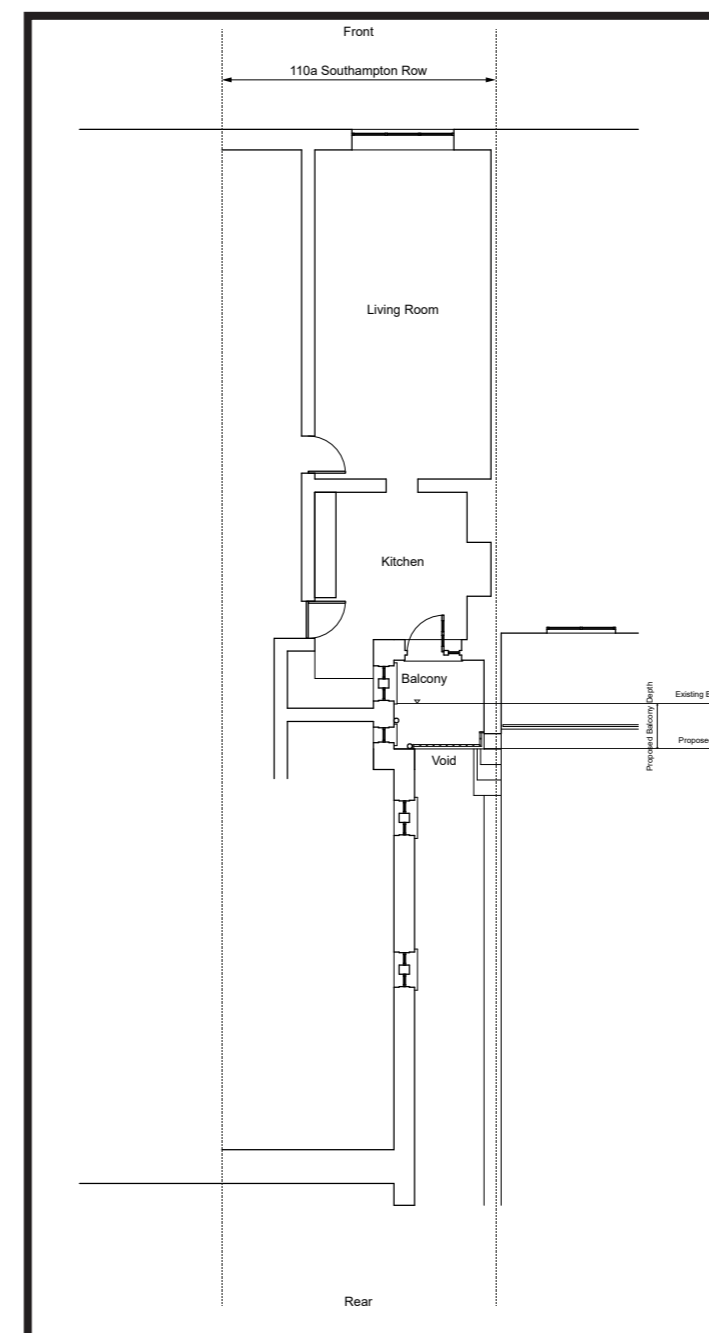
The existing balconies have a North-East aspect, with the building extending on it's South-East side, which results in the balconies never receiving any form of direct light. The proposal will not have any impact on existing conditions.



Proposed Elevation (NTS)



Proposed Section (NTS)



Proposed Plan (NTS)



## 3.0 Planning Criteria

### 3.1 Planning Context

- Planning Authority: London Borough of Camden
- The properties are within the Bloomsbury Conservation Area

The proposal refers to a series of guidance as listed below:

#### **Camden Planning Guidance – Amenity – January 2021**

##### 2. Overlooking, privacy and outlook

*2.11 Although balconies and roof terraces can provide amenity space for flats that would otherwise have little or no exterior space, they also have the potential to increase opportunities for overlooking*

This proposal is an enlargement of an existing balcony, flanked by the property on one side, and an over sailing buttress wall on the other. As such the enlargement provides no additional opportunity for overlooking beyond the already existing balcony.

##### 3. Daylight and Sunlight

*Key Messages: The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels*

The balcony has a North East aspect, and as such does not ever receive direct sunlight. There is also sufficient height between the floor levels to pass the 25 degree tests cited in the BRE guidance. See diagram overleaf.

#### **Camden Planning Guidance – Home Improvements – January 2021**

##### Materials

*1.1 Contextual: The texture, colour, pattern and finish of materials (detailing) should relate well to the existing character and appearance of both the existing home and the wider area, particularly in Conservation Areas and listed buildings.*

The proposal will reuse the existing handrail and any additions will be made to match, with material finish close to the original, whilst still complying with building regulations.

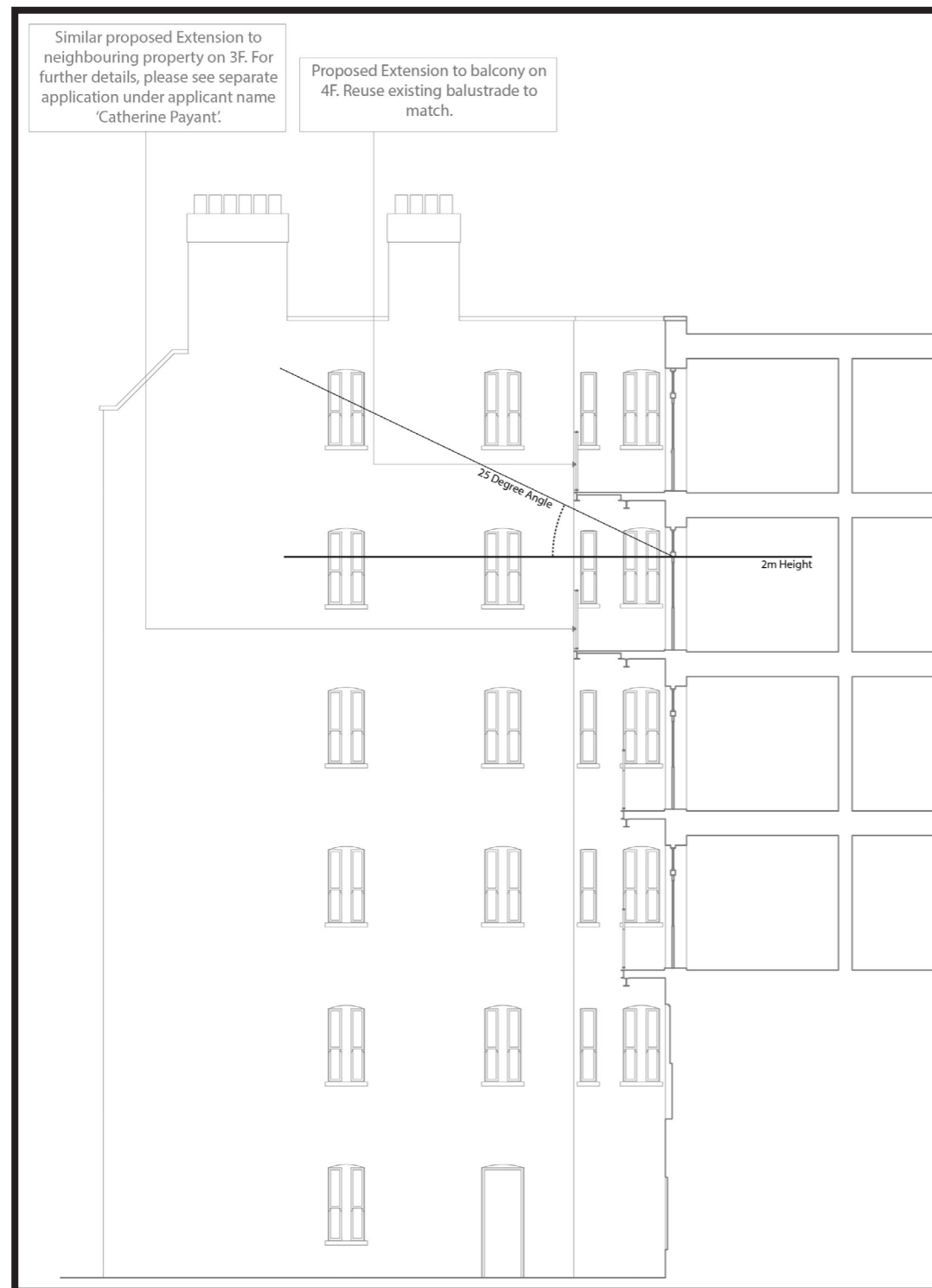
*2.2.3 Balconies and Terraces: Be located at the rear of properties to ensure no impact on the street scene and wider area*

The existing balcony is located at the rear of the building, and the proposal only enlarges within the confines of the existing wall and adjacent buttress wall, resulting in the most limited visual impact possible.

#### **Bloomsbury Conservation Area Appraisal and Management Strategy- April 2011**

*5.195 The wide range of materials adds to the overall architectural variety of the area. The predominant materials for the townhouses are brick, either in a more common yellow or in a red-brown colour*

The proposal falls within the Sub Area 11: Queen Square/Red Lion Square of the Bloomsbury Conservation Area, which is described as 'architecturally diverse' within the guidance. The proposal maintains the existing character of the area, deviating only to conform to regulation and guidance. However, the proposal is not visible from street level, being on the rear of the property.



25 Degree Test – Unobstructed

## 4.0 Appendices

### 4.1 Drawings

See supporting A3 appendix containing drawings which form part of the full planning application that this Planning Design and Access Statement is a part of.