



Our Ref. 1543BA003

Date: 22nd November, 2021

DESIGN AND ACCESS STATEMENT

for

Erection of rear roof terrace with balustrade and dormer window. Relocation of rear rooflight.

At

15A Eton Garages, Lambolle Place, London, NW3 4PE

1.0. Location

- 1.1 The property has its frontage on the west side of Eton Garages and its rear façade faces Lambolle Place on its east side. Eton Garages is a mews and Lambolle Place is a tertiary residential access road.
- 1.2 The property is in the Belieze Conservation Area and only 200 yards from the England's Lane Local commercial centre.
- 1.3 The property is set directly onto the pavement on Lambolle Place and the Mews at Eton Garages, therefore there is no private amenity space at all.
- 1.4 The existing property has a Ground, 1st & a converted attic floor. There is no attic enclosure over and above the accommodation noted.
- 1.5 The original 2 storey terraced Mews building had an office and a residential dwelling on the upper floor. As with many of the adjoining Mews properties the attic has been converted to living space, with dormer windows.
- 1.6 There is a school 50 yards to the South West Sarum Hall school and an equidistant 400 yards from the Chalk Farm and Swiss Cottage Tube Stations, with the main transport route of Finchley Road and the Swiss Cottage Commercial centre also @ 400 yards to the west.

2.0. Topography

- 2.1 The site has the traditional Mews terrace property topography, with the road and pavement on the same level adjacent to the ground floor with the 1st and second floor above.
- 2.2 Eton garages slopes very gently from north to south.

3.0 Character of Surrounding Properties

- 3.1 The surrounding properties have generally been built in the 19th Century. Over the years the terrace has featured many alterations although these are mainly subservient to the host properties.
- 3.2 The Mews that the proposals are included in has been the subject of several applications that have been granted for identical applications and applications that are similar in terms of subservience to the host property.
- 3.3 The essential policy aspect consistent with these granted applications is for the proposals retaining the pre-existing ridge height greater than the proposals.





- 3.4 The Mews is characterised by the density of the tight urban grain.
- 3.5 The essential character of the original Mews remains from most public views.
- 3.6 On this application the visual continuity of the front facades remains balanced and enhanced by the consistency and hierarchy of the existing regular window proportions that remain unaltered in the proposals.

4.0 Planning Policy

- 4.1 Approval was granted for a roof terrace with balustrading 2021/0271/P dated 29th June 2021. This approval slightly reduced the useable internal floor area, which this application seeks to restore.
- 4.2 The proposals for the internal amenity space are designed to be visually sympathetic with previous approvals on this Mews and are subservient to the host building.
- 4.3 Para 117 of the NPPF encourages proposals to maximise use of previously developed land which the proposals achieve as noted in para 4.2 above.
- 4.4 Para 118 of the NPPF encourages proposals to extend upwards if the proposals are no higher than neighbouring properties,
- 4.5 The July 2018 NPPF para 123 which seeks to ensure that where land is in short supply existing properties are to ensure they achieve the optimal potential. The application can be considered to achieve this as the proposed external amenity space would not alter the character of the pre-existing property and mews.
- 4.6 N/A
- 4.7 In accordance with paras 8, 10 & 11 of the new NPPF (July 2018) the proposal will conform to the latest sustainability requirements of the building regulations and will therefore greatly enhance the sustainable credentials of this property further through enhanced thermal insulation which will reduce this buildings carbon footprint.
- 4.8 In accordance with the sustainable credentials of this proposal Para 38 of the new NPPF (July 2018) empowers the Planning officers to approach decisions on this type of application in a positive and creative way at every level to seek approval of this type of sustainable development.
- 4.9 N/A
- 4.10 The proposals sought to effectively embrace LDF Core Strategy and Development Policies 2010 CS1 (Distribution of Growth) CS5 (Manage impact of growth) CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) Camden Planning Guidance 2013 - CPG 1 (design) & CPG 6 (amenity). All these policies remain relevant to the latest policy documents.

5.0 Condition Report on Existing Building

- 5.1 The existing building is completely structurally sound and could accommodate support for the dead & people loadings of new accommodation proposed, as this area is already similarly loaded internally.
- 5.2 As part of the proposals the reformed roof would have a U value of 0.2W/m²/K. This would substantially reduce the carbon footprint (as noted in 4.9 above) of all the existing accommodation.



6.0 Design Objectives

- 6.1 To create additional internal amenity space similar to that approved at adjoining properties.
- 6.2 To enhance the amenity value of the existing residential unit through creating more useable internal amenity space to complement the existing accommodation.
- 6.3 To ensure that the strategy embraces emphatically Government policy to reduce pressure on the Green Belt by maximising the potential of previously developed land & brown field sites, whilst respecting primary characteristics of the surrounding area and creating a design that enhances and improves the adjoining area.

7.0 Design Solution

- 7.1 Taking all government directives and initiatives into account it is clear that a well balanced proposal that is similar to that approved at adjoining properties would ensure that the proposals will thus have no adverse impacts on any surrounding or neighbouring properties due to the terrace being limited to the main buildings roof and set behind the original parapet wall lines.
- 7.2 The most visually significant features of Eton Garages are the facades up to the parapet lines. Our design retains this features dominance with the proposals set behind the parapet to ensure subservience to the originating host buildings dominating form.

8.0 Access

- 8.1 The site lies on Kentish Town Road local Centre affording access by foot to these facilities, together with the associated bus, car, tube and pedestrian links.
- 8.2 The proposed accommodation will all be accessed by the existing ground floor entrance doors and common hallway. The private internal staircases are up to present day width requirements to facilitate ease of access to the upper floors.
- 8.3 The principle habitable rooms have been located in the heart of the new internal arrangement on the 2nd floor to maximise accessibility from the two floors of bedroom located above and below.

9.0 Landscaping

- 9.1 The proposals had no external space associated with the existing accommodation.

CONCLUSION

This application addresses the need for the highest standards in the design of facades, together with improvements to the amenity and sustainability of the pre-existing accommodation.

Donald Shearer



Principal: Donald M. Shearer, Bsc.(Arch),
RIBA,ARB (Registered Architect)

