

ambigram architects

DESIGN AND ACCESS STATEMENT FOR

44 PLATT'S LN
CAMDEN, LONDON NW3 7NT

19 JANUARY 2022

REV PL-A



EXECUTIVE SUMMARY:

The purpose of this report is to demonstrate the design analysis, objectives, and proposal for a two new dormers and rooflights to the property located at:

44 Platt's Lane, Camden, London NW3 7NT

PROJECT TEAM:

Applicant:	Jacqueline Cirota & Leonard Cirota
Planning Consultant:	SM Planning
Architect:	ambigram architects

DATE:

19 January 2022

PROJECT NUMBER:

AA-A2135

DOCUMENT REVISION :

PL-A

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OUR PRACTICE | AMBIGRAM ARCHITECTS

ambigram architects is an architecture and interior design studio founded as a collaborative research and innovative design-led practice that celebrates craftsmanship, product & interior design, architecture and master planning.

Our designs draw on our wealth of expertise both in terms of architectural design and pragmatism to deliver outstanding residential and hospitality projects in the UK and internationally. We are of the opinion that the future of healthy cities lies in the collective contribution of well-designed buildings that are durable & inclusive. These essential collective building blocks will help cities become sustainable and ultimately provide the important ingredients that will balance the well-being of future urban citizens. Based in central London, we serve a varied client base, from families and homeowners to property developers and wealth managers. Our projects include private homes, residential developments and commercial properties within the hospitality sector, complex extensions, conversions, refurbishments and new build schemes. Our design ethos is demonstrated in our portfolio of completed works where we have maintained an active architectural design and detailing role during construction.

We have a wealth of residential design experience, working closely with clients on a one to one basis to working with a corporate board, and have developed a skill set applicable to creating high quality homes whose design furthers the well-being of the occupants through careful consideration of light, views, materials and space. This progresses our approach to the effectiveness of design creating a lasting sense of homecoming. We believe the site specific place-making that characterises our work will combine this sense of homecoming with the creation of lasting memories connected to place.



Bayham Place (Residences) Exterior



7abc Bayham Street (Hotel) Exterior



Bayham Place (Residences) Interior



21 Greek Street (Residences) Interior

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1.0 INTRODUCTION



SITE ANALYSIS

The application side is located along Platts Lane. The development site is a residential property located on the South West side of the road, adjacent to the corner intersection of Rosecroft Avenue and Platts Lane. The property is not listed, but it is within the Redington and Frognal Conservation Area. It is not affected by an Article 4 Directions. The site is in flood zone 1 and at low risk of flooding.

SITE ANALYSIS

LOCATION AND SITE

The site is located within the Redington and Frogmal conservation area in a predominantly residential character area. There is a wide variety of building scale, style, and architectural detailing in the wider area.

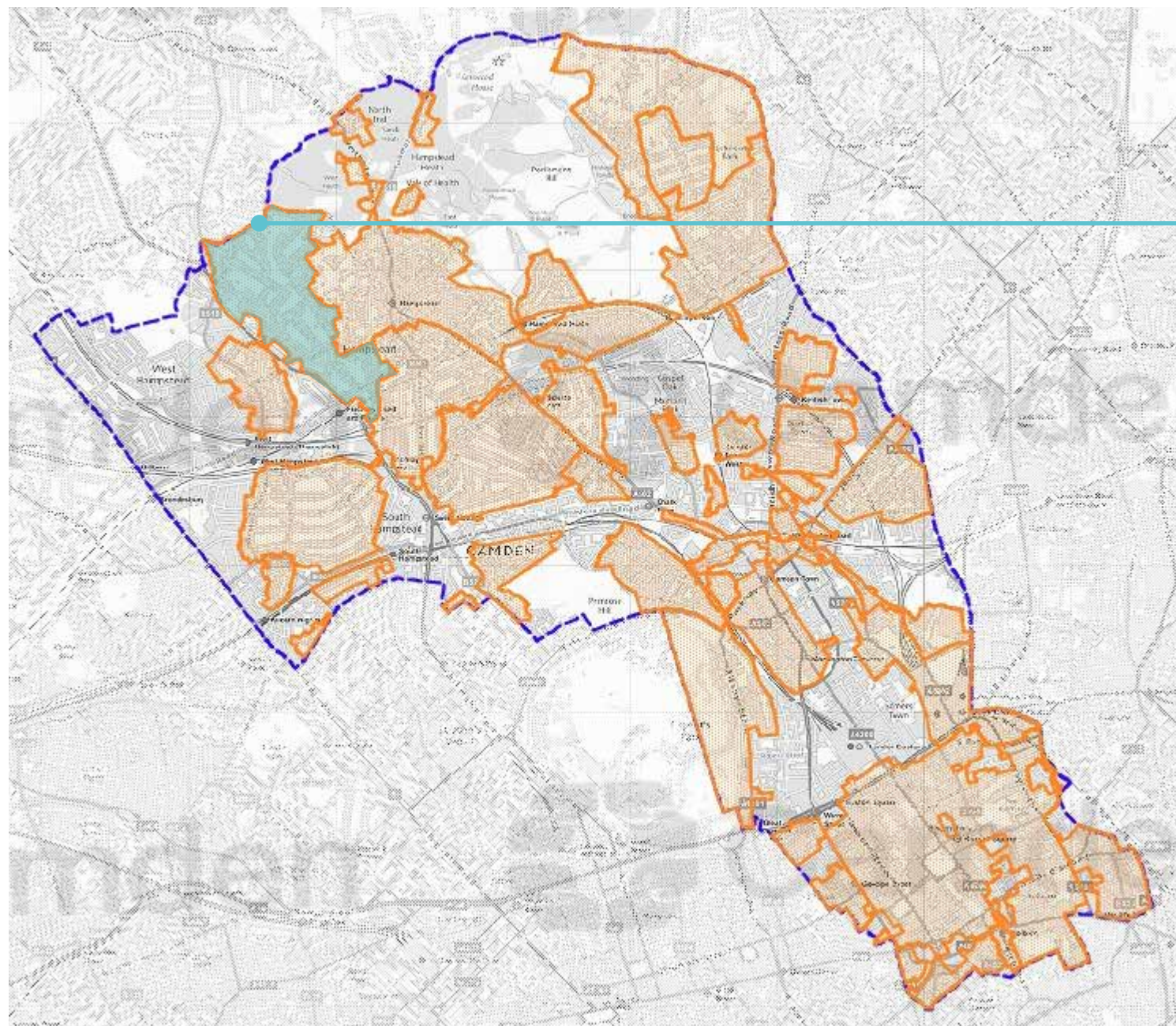
The existing property is cited in the conservation area appraisal as part of the group of houses 44 – 56 Platts Lane forming a coherent group of two storey, gable fronted properties which step back along the bend in the part of the road. This group of properties are listed as making a positive contribution to the conservation area.

The property is located to the south side of Platts Lane and is entered via the north facing elevation. The front curtilage to the property slopes down towards Platts Lane, with the property sited at a higher level than the road. The front curtilage comprises shrub planting and clay cover. There is a large tree located within the public footpath just outside the property boundary.

44 Platts Lane is a two-storey, detached late Victorian style property with a converted attic floor, arranged as a single dwelling house. The property has been extended into the roof with an existing side-facing dormer windows concealed behind brick chimney stacks on the west facing roof slope, matching with No's 44-56. The property has an average size rear garden relative to the area and is made up of a mix of stepped hard paved surfaces and planting beds. There are no significant trees within the rear garden.

REDINGTON AND FROGMAL CONSERVATION AREA





THE SITE
44 PLATTS LANE

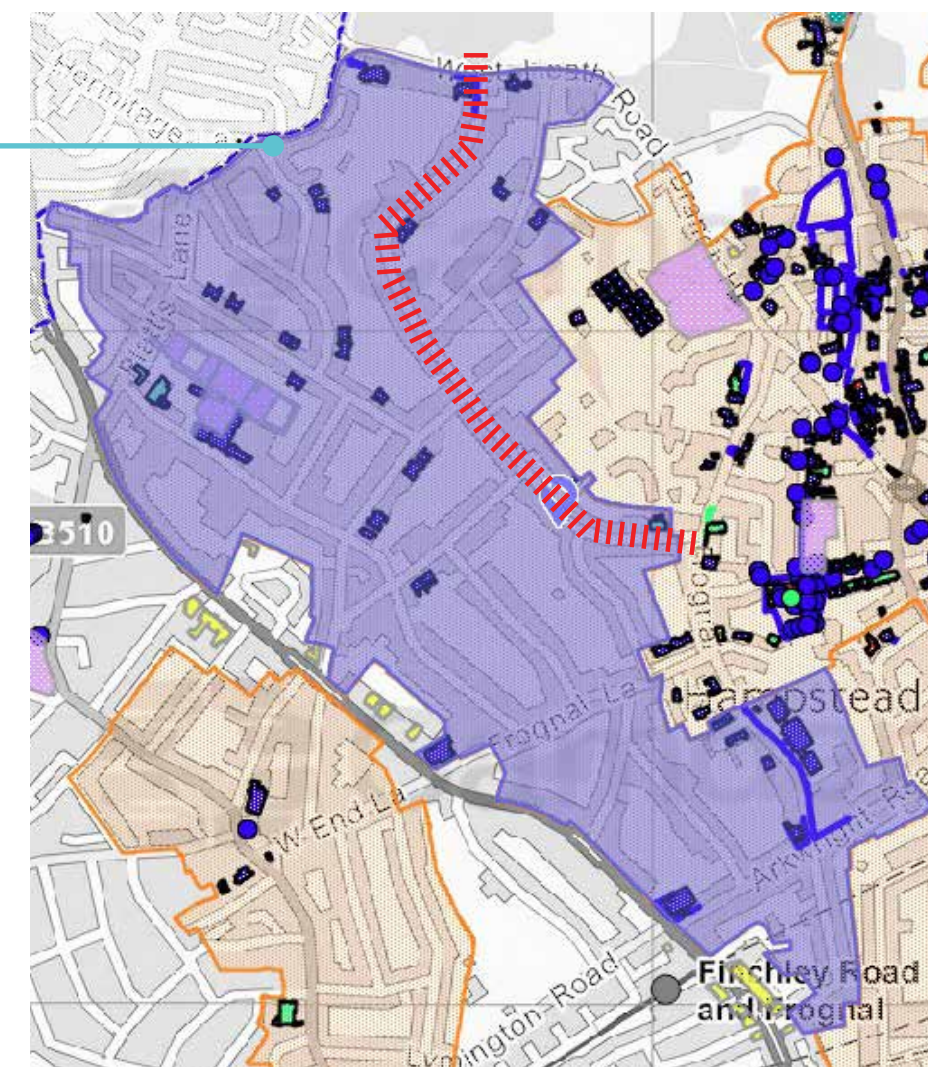


FIG. SCREENSHOT FROM [HTTPS://SSA.CAMDEN.GOV.UK/CONNECT/ANALYST/MOBILE/#/MAIN?MAPCFG=CAMDENCONSERVATION&LANG=EN-GB](https://ssa.camden.gov.uk/connect/analyst/mobile/#/MAIN?MAPCFG=CAMDENCONSERVATION&LANG=EN-GB)

SITE ANALYSIS

ACCESSIBILITY

As demonstrated across, the local area of NW3 7QY has a PTAL rating of 2, much of central London can be accessed within a 30- 60 minute commute time.

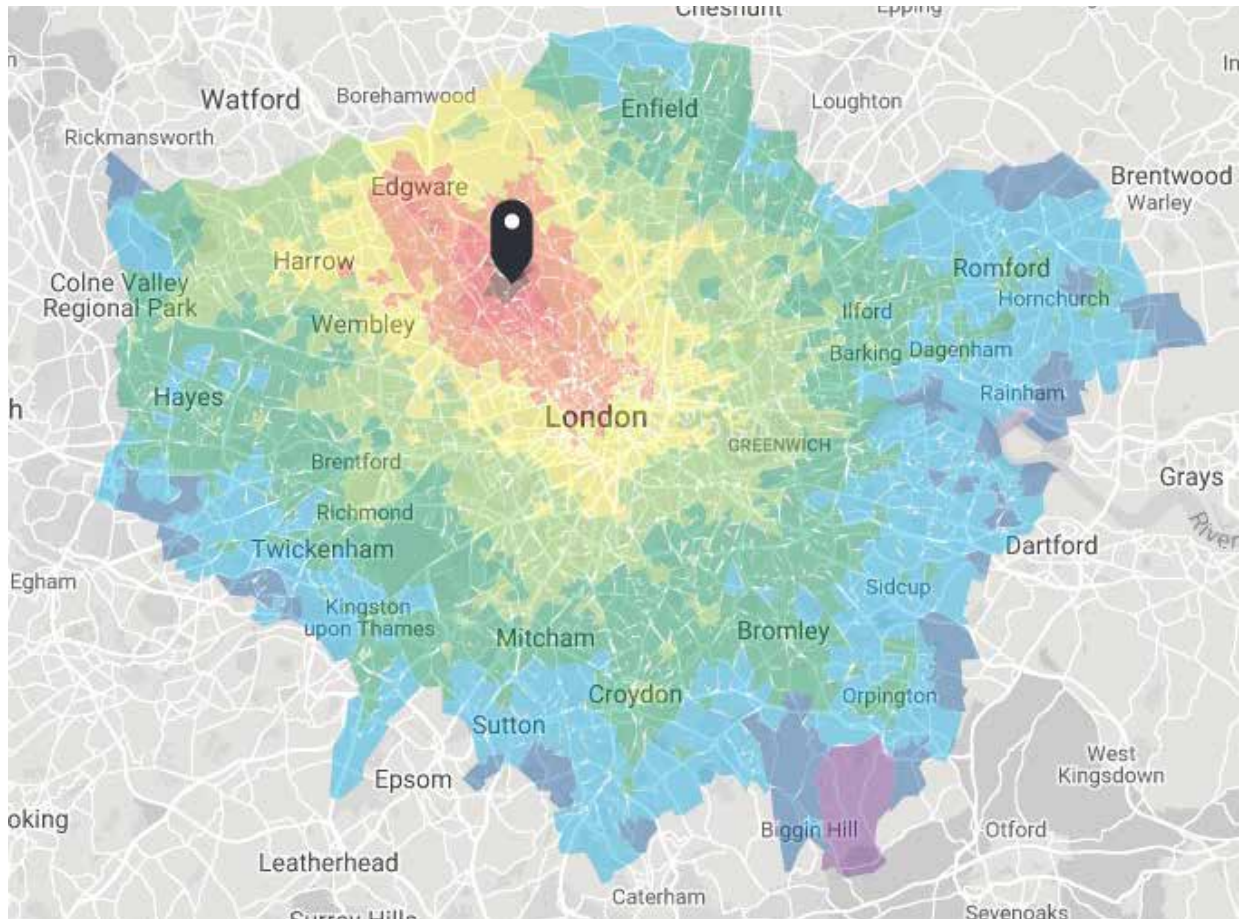


Fig. TFL WebCAT time mapping screen capture

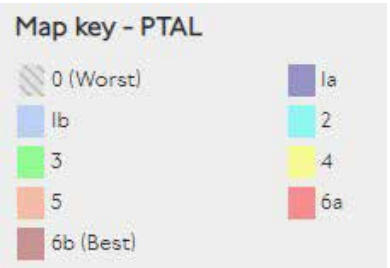
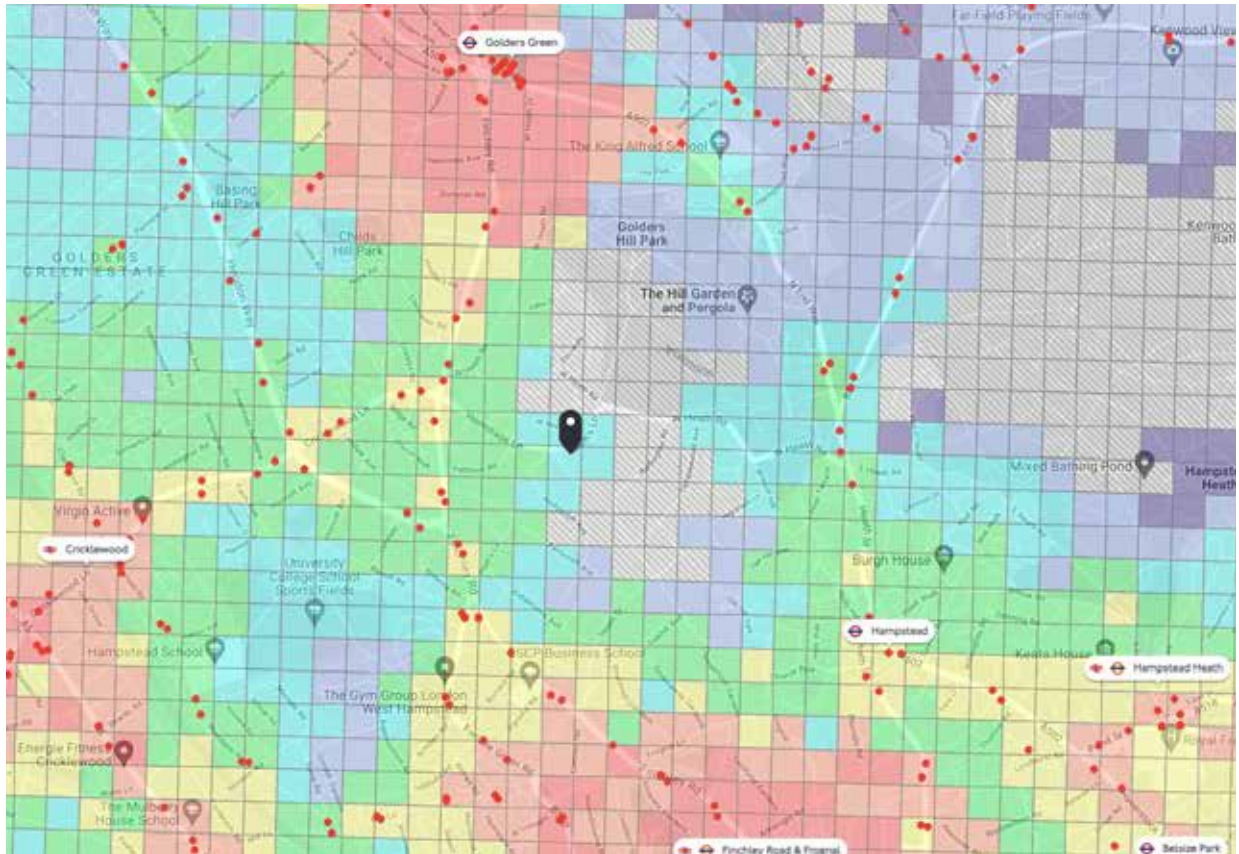


Fig. TFL WebCAT PTAL screen capture

SITE ANALYSIS

PLANNING HISTORY

The screenshot across demonstrates the recent planning history available online for 44 Platts Lane.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2019/2881/P	44 Platt's Lane London NW3 7NT	Alterations to front boundary treatment and garden including hard and soft landscaping, and the creation of a vehicular crossover.	WITHDRAWN	04-07-2019	Withdrawn Decision
2015/4084/P	44 Platt's Lane London NW3 7NT	Demolition of existing side return with glazed roof and replaced with new side return with glazed roof and timber framed glazed window box; replacement of existing UPVC french doors and windows to rear of property with new timber framed french doors.	FINAL DECISION	31-07-2015	Granted
2014/7387/T	44 Platt's Lane London NW3 7NT	REAR GARDEN: 1 x Laurel - 30% crown reduce (back to previous points)	FINAL DECISION	27-11-2014	No Objection to Works to Tree(s) in CA
TC9907028	44 PLATTS LANE LONDON NW3 7NT	Fell 2 x small Conifers on property.	FINAL DECISION	15-12-1999	No objection to works-TCA-Council spec
TC9706392	42/44 Platts Lane NW3	Reduction of one Sycamore in No.44 and one Elderberry in No.42	FINAL DECISION	24-06-1997	No objection to works-TCA-Council spec
P9602049	44 Platts Lane, NW3	Erection of a new entrance porch, as shown on drawing nos. 210/10; 11A.	FINAL DECISION	04-07-1996	Grant Full Planning Permission (conds)



Energy efficiency rating for this property

This property’s current energy rating is E. It has the potential to be C.

[See how to improve this property’s energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		







DESIGN PROPOSALS

INTERNAL LAYOUT

The applicant has approached ambigram architects, with the intention of gaining consent to extend the existing amount of internal living accommodation within the roof level of the premises. It is their intention to undertake these works whilst undertaking works to improve the poor thermal performance of the building and reduce the operational energy usage. These alterations will contribute to improving the quality & durability of this family dwelling. The proposed alterations will result in the below increases in Gross Internal Area.

Level	Existing		Proposed	
	GIA (m ²)	GIA (ft ²)	GIA (m ²)	GIA (ft ²)
Second floor	62.1	668	68.1	733

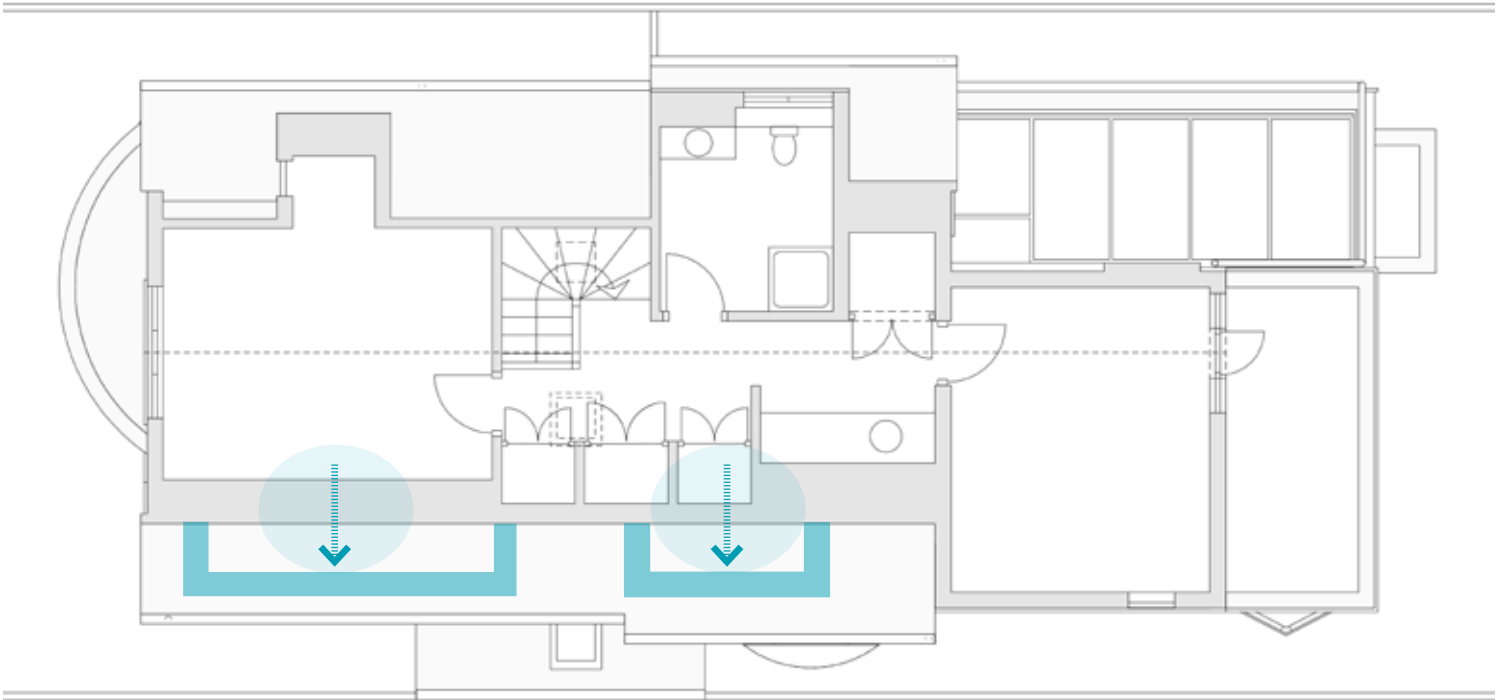


Fig. EXISTING LOFT FLOOR

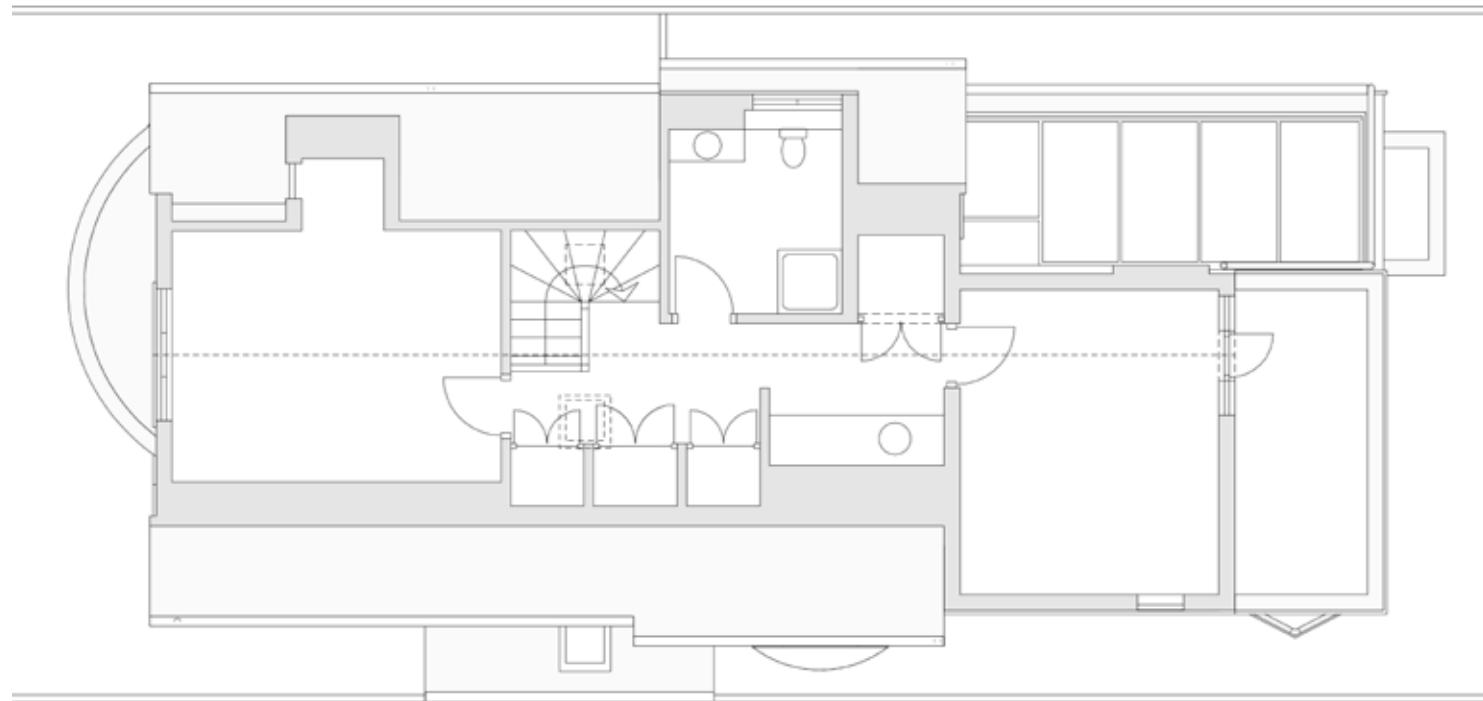


Fig. EXISTING LOFT FLOOR

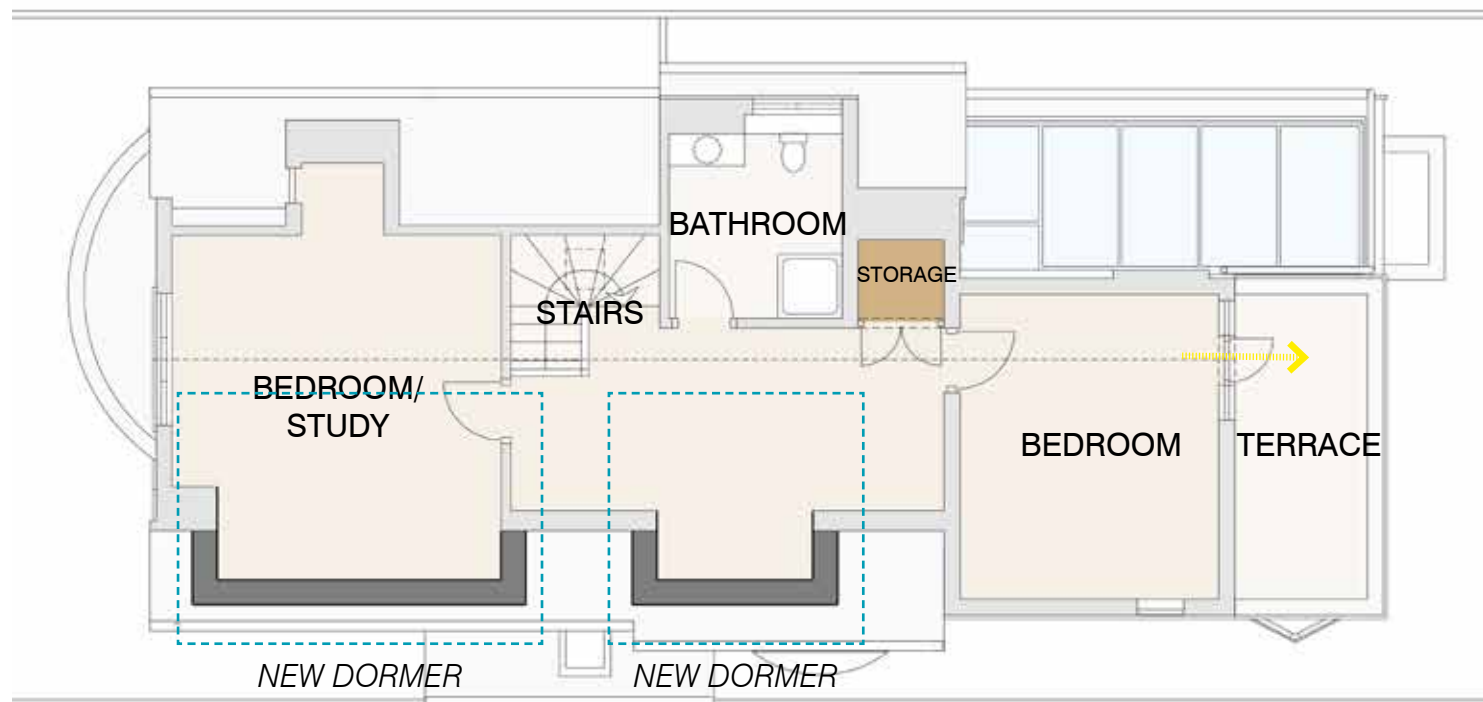


Fig. PROPOSED LOFT FLOOR

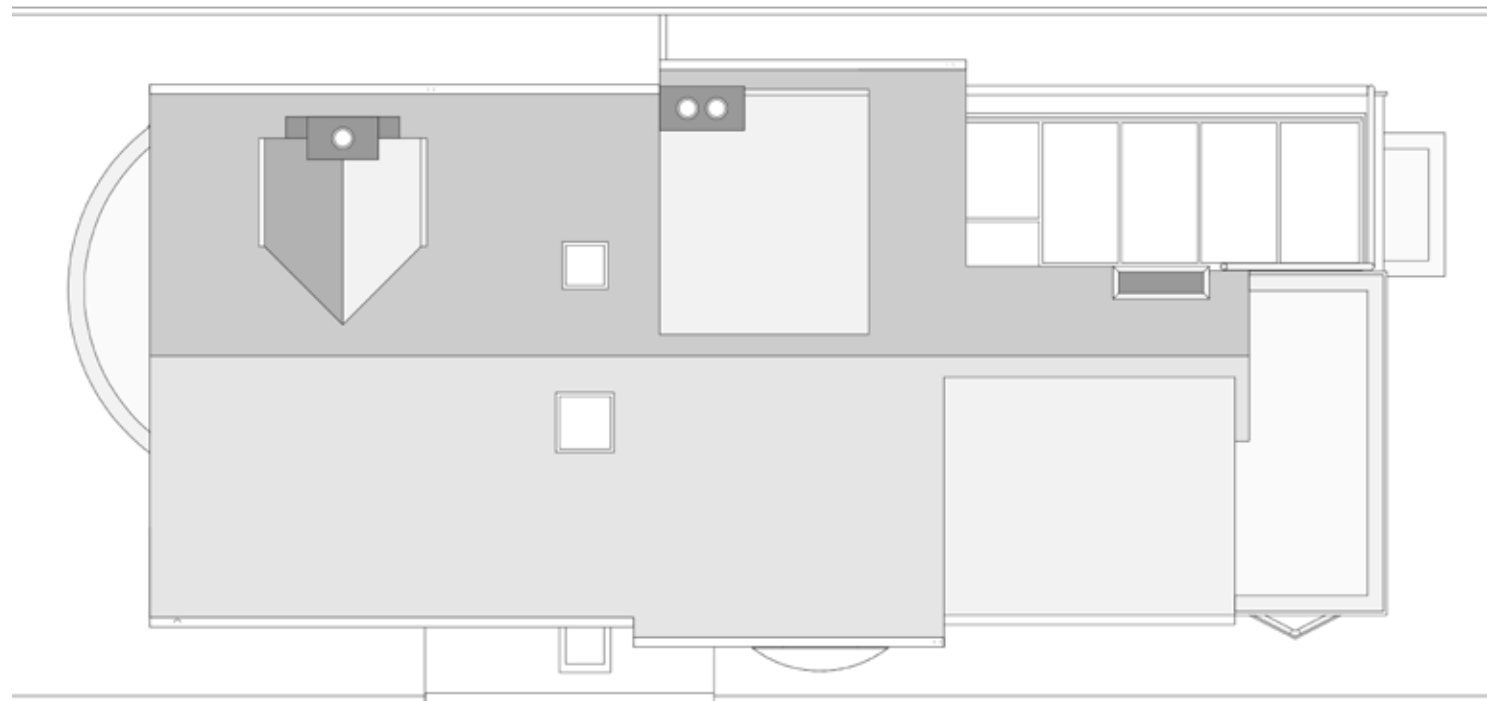


Fig. EXISTING ROOF

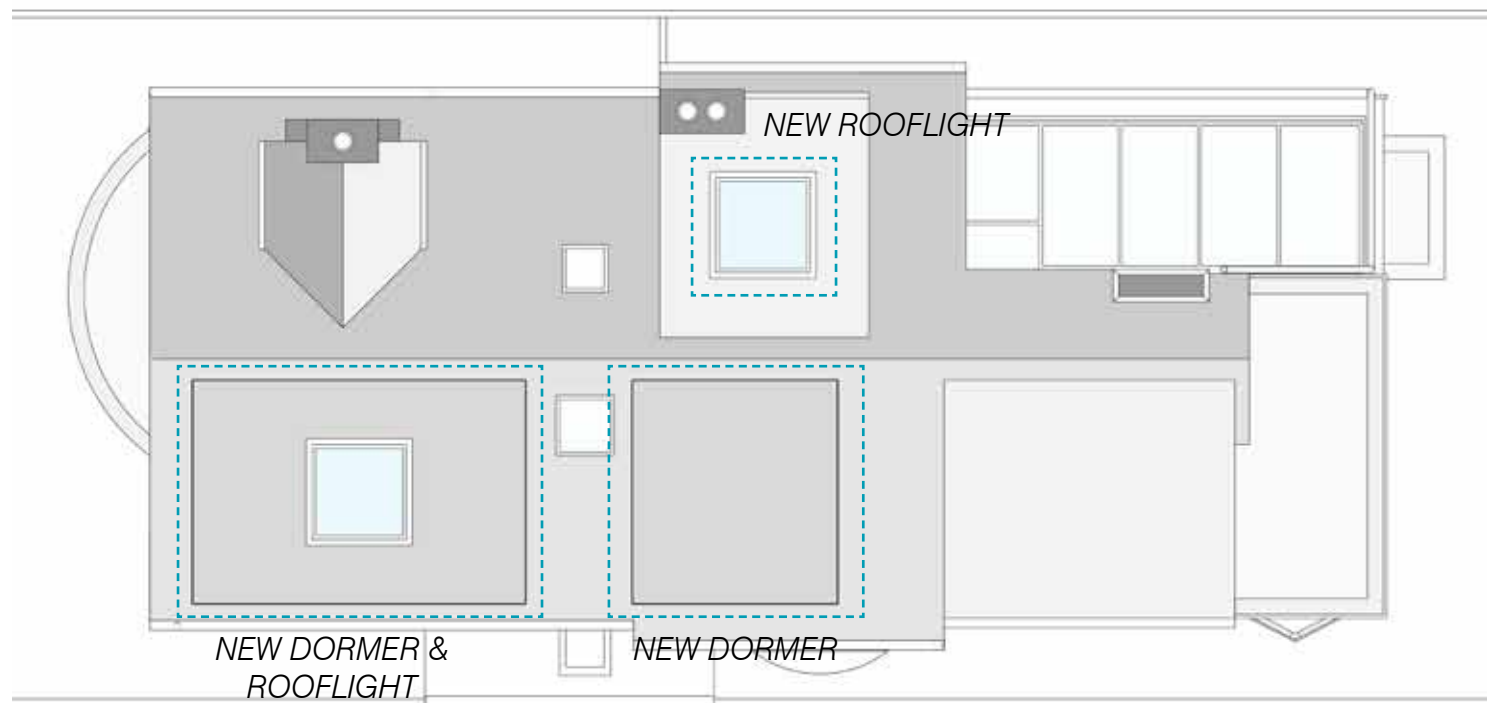


Fig. PROPOSED LOFT FLOOR



Fig. EXISTING STREET ELEVATION



Fig. PROPOSED STREET ELEVATION

DESIGN PROPOSALS

LOFT EXTENSION DESIGN

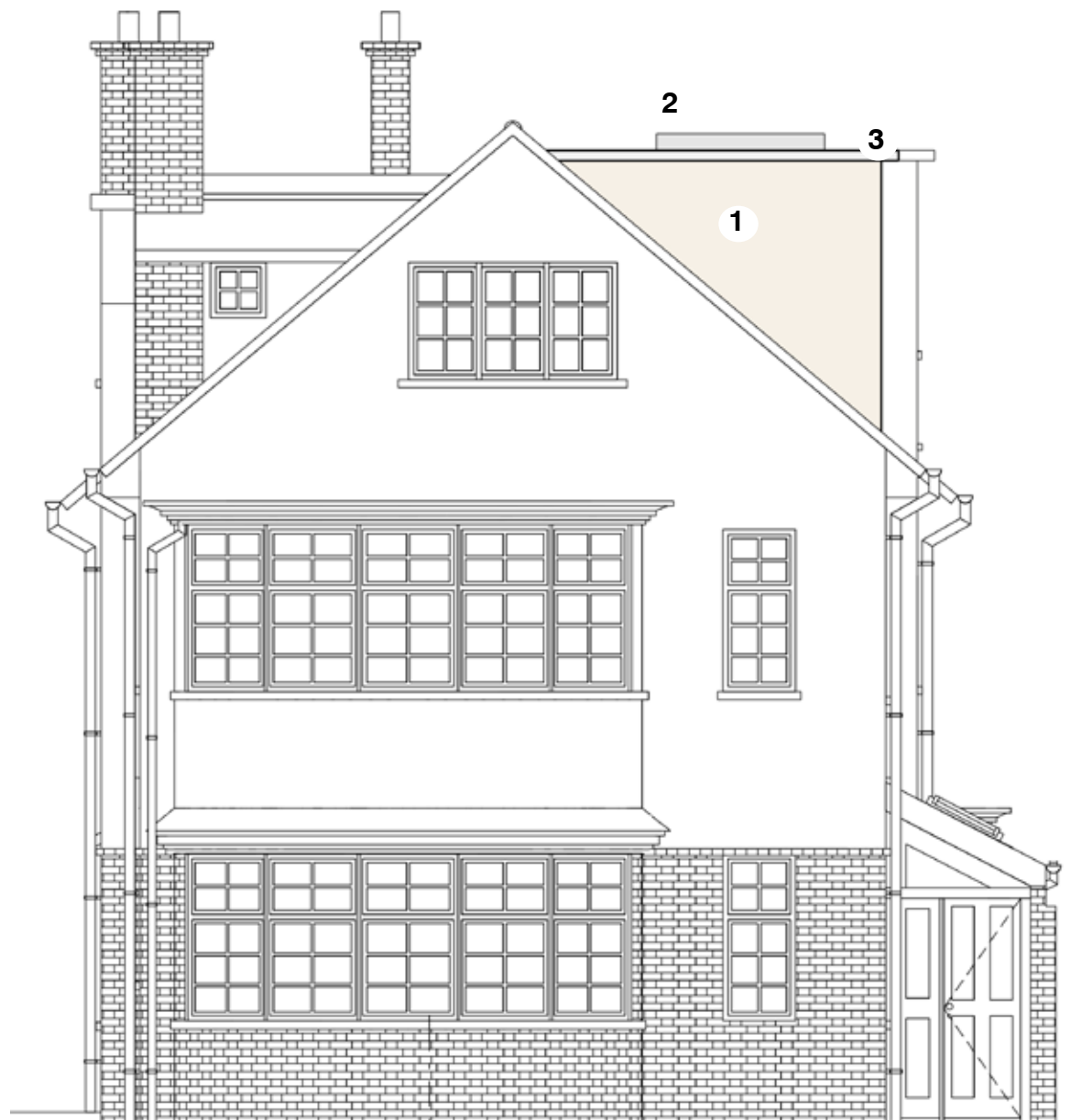
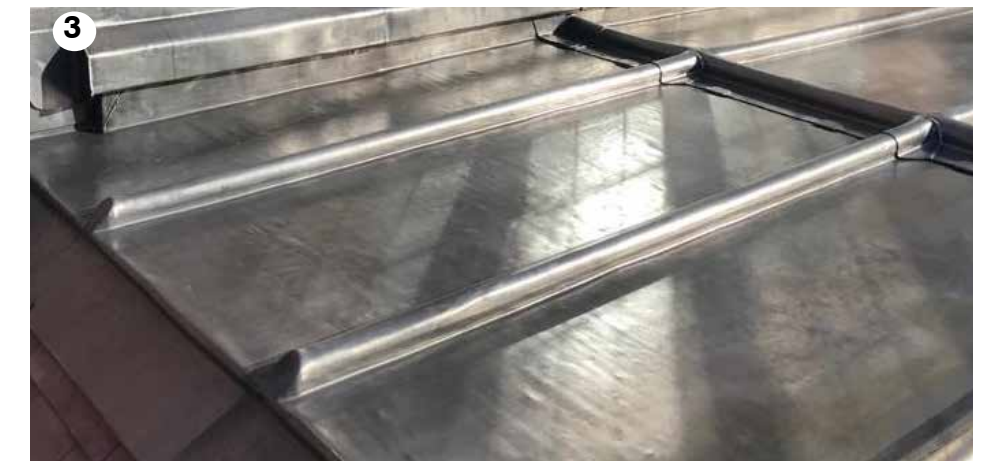


Fig. PROPOSED STREET ELEVATION



The dormers are proposed to be set back from the existing ridge and eaves and are designed to be subordinate in size whereby they do not disrupt the roof form, in adherence with the January 2021 Camden Planning Guidance for Home Improvements.

The new dormers are proposed to the west pitch of the roof and will be clad in red clay roof tiles to match the existing tiles as closely as practically possible. The proposed dormer flat roofs will be designed and detailed to match with the previously consented flat roofed dormers which have been built on No's 44, 46 and 48. These will be clad in lead, as depicted below. The proposed new rooflights will be doubled glazed and formed in new high quality and durable plateau conservation rooflights by the rooflight company.



The proposed development will, where ever possible, follow London Energy Transformation Initiative (LETI) best practice design / performance in operation criteria for a detached house retrofit. The exemplar example performance criteria are highlighted below taken from their guidance documentation. These will form the target criteria for any new or improved thermal elements following these works.

Detached example



Best practice
constrained retrofit
Based on average UK building stock

Archetype data from model

Areas	
Treated floor area	172 m²
Heat loss floor	83 m²
Roof	78 m²
External Walls	162 m²
Single Glazing	12 m²
Double Glazing	25 m²

Occupants	
Adult Occupiers	2
Child Occupiers	1

Related case study

The Nook, Brighton
Deep retrofit of a detached, 6 bedroom home “hard to treat” home.
SIGNPOST Chapter 6 - The Nook case study



Existing specification

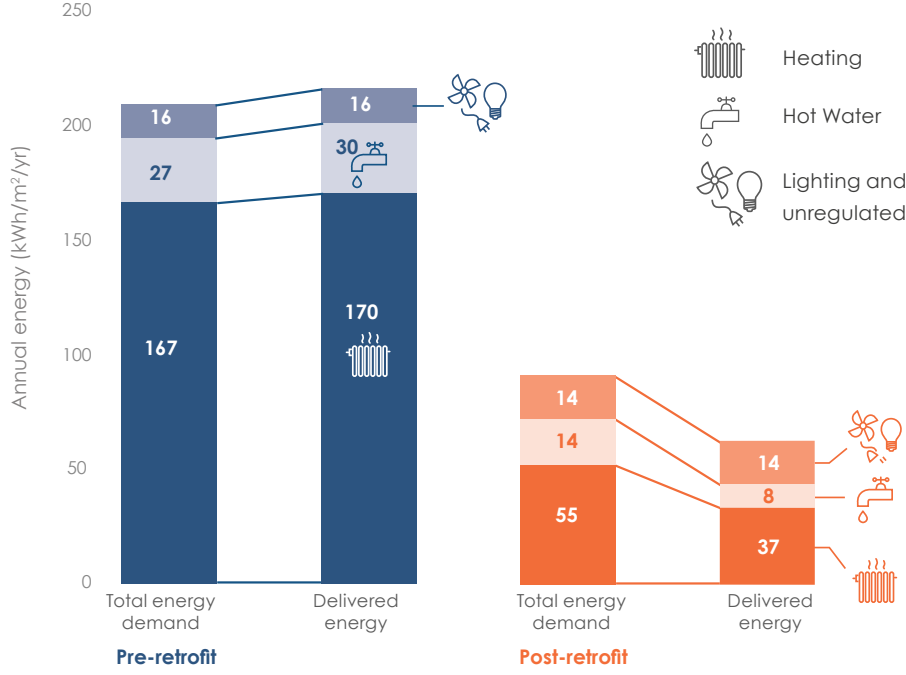
Fabric	Existing	Pre-retrofit
Walls	Solid uninsulated walls	1.35 W/m².K
Floors	Uninsulated solid floors	0.80 W/m².K
Roof	Minimal loft insulation	1.00 W/m².K
Glazing	Single glazing	4.80 W/m².K
Air Tightness	Leaky building	2.00 W/m².K
Thermal Bridging	High thermal bridging	11.50 ach@50Pa
		0.20 W/m.K
Systems		
Space heating	Gas	35.5 litres/person/day
		15 litres/person/day
		3.0 W/K
Ventilation	Natural (with extract fans)	0% (percentage of the overall primary pipe length (heat source to heat store) that is insulated)
Hot Water	Shower Use	35.5 litres/person/day
	Other Uses	15 litres/person/day
	Tank Insulation	3.0 W/K
	Pipe Insulation	0% (percentage of the overall primary pipe length (heat source to heat store) that is insulated)
		27 kWh/m²/yr Space heating demand
		167 kWh/m²/yr Hot water demand
		No PV Renewable energy

Retrofit improvements

Total energy demand the space heating demand; hot water demand; and the electricity required for lights, ventilation and plug loads.

Delivered energy refers to the energy consumed by the building for heating, hot water and electricity. It is called Energy Use Intensity when divided by the floor area of the building.

SIGNPOST
Annex A: How do our homes produce carbon?



Final specification

Fabric	Best practice	Unconstrained	Constrained	Exemplar	Underlined values have been used to achieve the post-retrofit EUI and space heating demand
Walls	Internal wall insulation	0.18 W/m².K	0.32 W/m².K	0.15 W/m².K	
Floors	No action	0.18 W/m².K	0.80 W/m².K	0.15 W/m².K	
Roof	Additional loft insulation	0.12 W/m².K	0.12 W/m².K	0.12 W/m².K	
Glazing	Replace glazing	1.00 W/m².K	1.30 W/m².K	0.8 W/m².K	
Air Tightness	Draught-proofing and sealing	2.00 ach@50Pa	3.00 ach@50Pa	1.0 ach@50Pa	
Thermal Bridging	Mitigated	0.10 W/m.K	0.10 W/m.K	0.08 W/m.K	
Systems					
Space heating	ASHP				
Ventilation	MVHR				
Hot water	Use of low flow fittings and improved insulation				
	Shower use	16 litres/person/day			
	Other uses	9 litres/person/day			
	Tank insulation	1.5 W/K			
	Pipe insulation	90%			
Renewables					
Photovoltaics	None				