

## DESIGN AND ACCESS STATEMENT

### 6 Healey Street NW1

May 2022

Construction of a roof extension and ground and first rear extensions.



### Relevant Planning Decisions

A number of roof extensions have already been built in Healey St, including no.8 next door to the site. As several of these were given consent at Appeal, the reports from the Planning Inspectorate give useful guidelines to what would constitute an acceptable design. The main reasons for approval which arise from the reports are that there is an existing precedent for roof extensions and that the extensions should be low enough to not be visible from the street. Extracts from consented Appeals for 13, 14 and 21 Healey St are shown below to illustrate this.

#### 13C Healey Street

Appeal Decision APP/X5210/W/17/3174596

Extract from Planning Inspector Decision 17<sup>th</sup> January 2017

*"...9. The preponderance of similar roof extensions has altered the appearance of the area without causing significant harm. The proposed development would be largely unseen from the street and would be sympathetic to the host building and the area. The view of the roof from the upper floors of houses on the opposite side of the road would be of a modest and complimentary addition that would sit comfortably in the existing roof-scape."*

#### 14 Healey Street

Appeal Ref: APP/X5210/D/12/2168834

Extract from Planning Inspector Decision 6<sup>th</sup> March 2012

*...4. The low height of the proposed mansard would ensure that it would not be visible behind the parapet from the pavement on the opposite side of the street. The extension would be visible from the upper floors of houses on the eastern side of the road. However, the extensive use of glazing to the front elevation would ensure that the*

addition would have an airy quality which Appeal Decision APP/X5210/D/12/2168834 [www.planningportal.gov.uk/planninginspectorate](http://www.planningportal.gov.uk/planninginspectorate) 2 would not appear top heavy. From such private viewpoints it would represent a more successful roof alteration than those carried out at Nos 8 and 18.

5. ....The modern approach would also sit comfortably with the well-executed contemporary rear extension at the appeal site.

## **21 Healey Street**

Appeal Ref: APP/X5210/D/16/3147399

Extract from Planning Inspector Decision 19<sup>th</sup> July 2016

*"8. I also noted, during my site visit, that the various alterations apparent along Healey Street include various modern features, including a spiral staircase, a porthole window, white rendering, an aluminium frame grey window, variously sloping roofs, large panes of glazing, a balcony and so on. Whilst individually striking in their own way, none of these features, either on their own or together, are so intrusive or dominant as to detract from the overall sense of uniformity provided by the terrace as a whole. Rather, they provide for a pleasing sense of interest and reflect various efforts made to make the best use of space within a dense urban area.*

*10. Further, its sensitive design would mean that views of the proposed roof extension from upper floors of houses on the opposite side of Healey Street would be of a modest, modern and attractive feature, that would be low in height and would sit comfortably within the surrounding roofscape."*

## **8 Healey St 18<sup>th</sup> April 2018**

Planning Officer's Report granting permission for roof extension from decision letter.

*".... Given that the street has already a preponderance of similar roof extensions that has altered the appearance of the area without causing significant harm, it is considered that the proposed development would be largely unseen from the street and would be sympathetic to the host building and the area. The proposed design has attempted to be sensitive to the location and reduce its prominence..."*

## **Design Proposals**

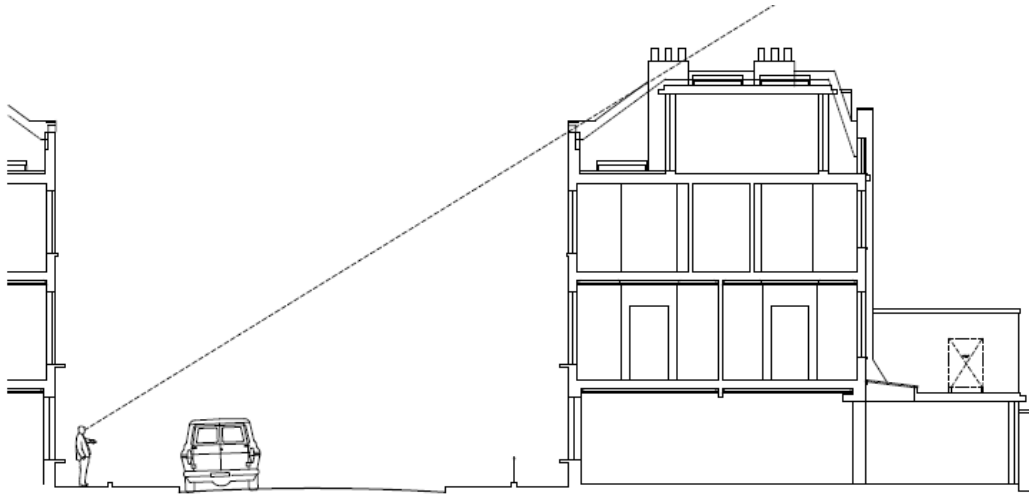
### **Response to Appeal Decisions**

The extension aims to be a *"a modest, modern and attractive feature, that would be low in height and would sit comfortably within the surrounding roofscape"* in response to the Planning Inspector's comments for the roof extension to 21 Healey St.

The proposed roof extension is a simple modern design to be subordinate to the existing building, with natural slate cladding to the side walls, in keeping with the neighbouring existing roofs and the mansard roofs.

The rear of the roof extension conserves the valley parapet and sets back further than no.8. Traditional black painted metal railings are added which do not detract from the appearance of the brick parapet.

The roof extension is set back further and is lower than the mansard roof recently built to no.8 to be below the line of view from the street. The existing front parapet is higher than no.8, avoiding the need for any balustrade to the proposed front terrace.



The Planning Inspector's comments on 14 Healy St, note that "*the extensive use of glazing to the front elevation would ensure that the addition would have an airy quality*"... which would...*represent a more successful roof alteration than those carried out at Nos 8 and 18*. The roof extension therefore proposes minimal framed glass doors to both front and back of the extension and a slim flat roof to create an elegant, simple, modest and transparent design.



### Responding to the Climate Emergency.

It is anticipated that within 10 years widespread changes will be needed to the existing buildings of Camden to reduce their carbon footprint. The challenge is to do this without spoiling the character and appearance of the traditional streets.

The existing building is a typical un-insulated and leaky Victorian terrace house with a gas boiler heating system. The proposals will add insulation to the external walls, seal windows and, and add energy efficient heat sources.

External walls will have thick insulated plasterboard lining on the inside, reducing heat loss while avoiding any change of external appearance.

The roof is replaced with a highly insulated flat roof which allows for solar panels to be added. These are beyond the sight lines from the street, and therefore hidden from view.

The un-insulated brick rear outbuildings are removed and replaced with highly insulated ground and first floor extensions.

The existing windows are replaced with a matching fenestration pattern in painted wood but with ultra slim double glazing units to upgrade the glass thermal resistance while maintaining the external appearance.

These combined changes will allow for an efficient installation of an air source heat pump in line with Government guidelines, which is concealed on the rear roof return.

### **Amenity**

The ground floor extension maintains the existing length of the existing outrigger, aligned with no.8's first floor extension but set back from its ground floor. The extension is concealed by the existing boundary brick walls to no.4 and no.8.

The rear extension to the neighbour at no.4 has a projecting terrace which looks back into the bathroom of no.6 The proposed rear first floor extension extends the existing first floor closet wing by 600mm to reduce this overlooking issue.

### **Access**

There is no change to the existing access.