

4D PLANNING™

Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS /PLANNING / HERITAGE STATEMENT

Erection of mansard roof extension.

Property Address: 34 Ulysses Road, London, NW6 1EE

September 2022

1.0 INTRODUCTION

1.1 This Design and Access Planning Statement is submitted on behalf of the applicant in respect of a planning application for a mansard roof extension to the existing property. The proposal includes a mansard style roof extension with a new bedroom, ensuite, and study space. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The application property is located north of West Hampstead, on the north side of the junction where Ulysses Road meets Agamemnon Road. The property is semi-detached and spans 2-storeys. The property is adjoining 13 Agamemnon Road and neither property is listed.

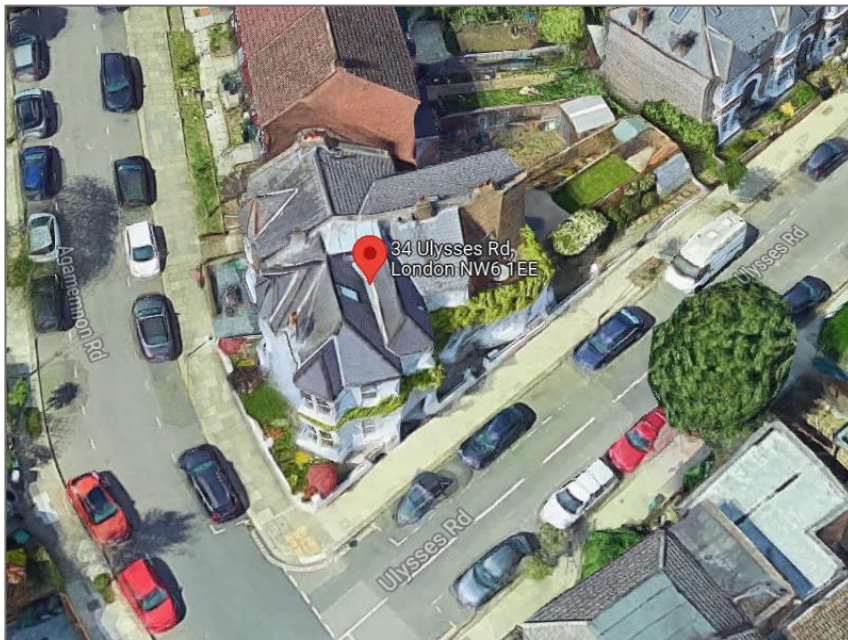


Figure 1 – front elevation of property.

2.2 The site is in the north-western outskirts of Camden in an area of predominantly residential land use. Surrounding residential neighbourhoods comprise of 19th century terraced housing. Houses in the area have fairly consistent scale and form, however it is apparent that variances in roofscapes and appearance exist along neighbouring streets.

2.3 Natural slate roofs and large Bay windows are characteristic of local housing. Roofscapes are varied hinting of garden suburb movements consist of a mixture of A-frame and hexagonal dormer rooflines. The site is near the border but situated just outside of the West End Green Conservation area. The east and west of the conservation area is lined with redbrick houses.

3.0 PROPOSED DEVELOPMENT

3.1 It is proposed to extend the existing loft space, to create a 70-degree Mansard roof extension. The loft extension will include 30m² of new floorspace creating a new bedroom with accompanying ensuite and study space. The proposals include the insertion of six new rooflights, five larger matching rooflights and one smaller ensuite rooflight.

3.2 Currently the loft space creates a unique, although mismatch roofscape. The proposals to extend the existing loft space will create a more uniform roofline on the property. The works are more in keeping with neighbouring roofscapes and local character. The style and materials used for the roofing and new windows will compliment neighbouring properties and sympathetically reflect local character. Details of the proposed extension are submitted to accompany the application.

4.0 PLANNING HISTORY

4.1 A planning search of Camden Council's online planning system reveals no planning applications for 34 Ulysses Road in recent history. For 13 Agamemnon Road planning reference number [8400249](#) outlines permission was granted back in 1984 for external roof alterations.

5.0 PLANNING POLICY

National Planning Policy Framework (NPPF) 2021

5.1 The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning. The NPPF also seeks to promote a wide choice of house types and home ownership. Para. 59 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

The proposed development would enhance the range of house tenures available in the area by providing an extra bedspace.

The New London Plan (2021)

5.2 The London Plan policy D6 addresses the design of housing maintain quality and standards. Table 3.1 sets out the minimum space requirements for new dwellings for which the new bedspace at 24.8m² is in full compliance. Table 3.2 sets out the qualitative aspects that development should consider in strives for coherent streetscapes with built form, massing, and height of development that is appropriate for surrounding contexts. **The proposals meet the London Plan’s minimum floorspace requirements for a single storey extension to the property.**

Camden Local Plan (2017) and Home Improvements Camden Planning Guidance (2018)

5.3 As can be seen in Figure 2 below, the site is not affected by any planning designations.



Figure 2 – Extract from Camden Policies Map (2021). Approximate location of site is indicated by the red star.

5.4 Local Plan Policy D1 relates to the consideration of high-quality design in development proposals. Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. Amongst the general policy provisions are:

“The Council will require all developments, including alterations and extensions to existing buildings:

- *character, setting, context and the form and scale of neighbouring buildings;*

- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *its contribution to public realm and its impact on views and vistas.”*

The proposed loft extension featuring the 70-degree mansard roof extension is of high-quality and principles of good design are considered from the outset. The proposals will create a bedspace (with ensuite and study area) that is of high quality. The proposed works are wholly in compliance with this policy and supplementary guidance principles.

5.5 The Home Improvements CPG offers the following guidance on mansard roof extensions:

“The lower slope (usually 60-70°) should rise from behind the parapet wall, separated from the wall by a substantial set back and gutter;

Retention of roof features such as original cornice, parapet, and chimney stacks;

Windows should respond to the fenestration character of the host building and generally project at right angle similar to a dormer window with timber sash openings;

and Materials to complement the existing roof and building and respond to the neighbouring context.”

The extension proposals are subordinate in height to the existing building. The installation of new windows is designed and composed of materials and finishes sympathetic to the original window and/or doors to the building. **The Proposals are in full compliance with guidance set out in the Home Improvements Camden Planning Guidance.**

5.6 Development should incorporate materials of a high quality, with consideration given to the durability and attractiveness of materials used. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings. There is no current character appraisal for West Hampstead specifically however, it is not considered the proposals will give rise to any adverse impacts to the local character of the surrounding neighbourhood. There are no nearby heritage assets to which the proposals would have any affect on their significance. **The proposed extension is sympathetic to local contexts and utilises high quality materials to enhance the significance of key characteristics of the local character and creates a more coherent roofscape.**

5.7 This statement has addressed the prevailing scale, mass, roof line and rhythm created by the historic pattern of development. The extension respects the character of the street scene, including the and will have negligible impact on the significant character of local residential properties.

6.0 CONCLUSION

6.1 The proposed works are considered to be in compliance with NPPF policies, as well as the New London Plan, Camden Local Plan, and Home Improvements Camden Planning Guidance. The proposed extension will enhance the property and provide good quality accommodation for the current and future occupants of the property.