

DESIGN STATEMENT APPLICATION FOR ROOF GARDEN

FLAT 6
STIRLING MANSIONS,
12 CRANFIELD GARDENS
LONDON NW6 3JT

INTRODUCTION

Stirling Mansions is a five storey block of flats built about a hundred years ago of traditional appearance with brick elevations, a flat roof with mansard slope on the front and timber sash windows.

Its design and style fits the pattern of the adjacent streets which mainly consist of tall terrace houses of the late Victorian period.

Sterling Mansions is built with two wings joined by a central access section. The wings are angled; one faces South East onto Canfield Gardens, the other facing South West onto Compayne Gardens.

Flat 6 occupies the whole of the top floor of the wing facing onto Canfield Gardens.

PROPOSAL

The application is to make use of part of the roof above flat 6 as a roof garden.

The garden will be enclosed with an obscured glass barrier which will be set back from the front and rear faces of the building by rather over 2 metres.

The garden will extend to some 110 sq metres. The total roof area of Sterling Mansions is some 400 sq metres, and the roof area of the South East wing is some 180 sq metres.

The proposal includes for the removal of a bulky tank enclosure.

Access to the garden will be by internal stairs from flat 12 exiting via a clear glass structure.

BACKGROUND

The main consideration in preparing the design is Camden Planning Guidance, Amenity, January 2021 and especially section 2 dealing with separation distances between buildings, and the potential impact on amenity for neighbouring properties of roof gardens and balconies.

Para 2.4 of the CPG requires a minimum separation between buildings of 18 metres.

The separation distance between Sterling Mansions and the houses opposite is 26 metres, and the set back of the garden from the front of the building means that the separation distance from garden to houses opposite is over 30 metres.

At the back, the separation distance to the backs of houses on Broadhurst Gardens will be minimum 20 metres plus, rapidly increasing due to the orientation of the properties. The shortest sight line at the back is blocked by a mature tree so actual sight lines are very considerably greater - see photographs.

Considering para 2.8 of the CPG, only the houses opposite the front face the new garden. At the back the houses along Broadhurst Gardens are angled at nearly 90 degrees from the proposal, and along Compayne Gardens, the angles are well in excess of 90 degrees.

The design includes an obscured glass barrier round the whole garden to further reduce any visual impact which it might have.

The set back of the barrier line at front and back will ensure that the garden will have no visibility from surrounding streets.

KEY BENEFITS

The proposal is for the provision of amenity space for the flat. This is recognised as being of particular importance within Camden by the Amenity CPG.

The proposal will also introduce a substantial area of green roof with benefits from improved insulation and reduced heat gain through to a contribution to green policies to combat climate change

These policies include The London Plan 2020, policies G1 and G5; also Camden Local Plan policy CC2, Adapting to Climate Change

COMPARABLE DECISIONS

In preparing this design notice has been taken of the nearby roof garden application, 2011/5650/P on 70 Aberdare Gardens.

In this case a roof garden occupying the whole area of roof above the building was proposed.

The Planning Office finding was that no unacceptable loss of amenity would result from the proposal, but that a barrier following the edge of the flat roof would detract from the appearance of a building in a conservation area. The application was refused but subsequently granted on appeal ref APP/X5210/A/12/2171056

The separation distances and building heights in this case were comparable with the present application.

end

October 2022

