

# **Planning, Design and Access Statement**

**46 Duncan Terrace, second & third floor flat**

**N1 8AL**

Planning & Listed Building Consent

for minor alterations

*April 2012*

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1. Planning history

## **Executive Summary**

This statement has been prepared by Byrne & Byrne Ltd on behalf of the applicant, Ian Barnes who is the owner of the flat, in support of the application for planning and listed building consent in connection with the aforementioned property.

The property was converted into four self contained flats in the early 1990's. Prior to this date it is believed that the property was used as lodgings by the Marist Brothers. Many of the original features of the second & third floor flat of the listed building were not believed to have existed at the time of the conversion. However, in the main its external appearance still contributes to the character of the area and retains many of its original elements, with the exception of a rear extension from basement to first floor levels & infill extension to the second floor (where the kitchen is located).

The flat has been unoccupied for many years and the applicant's intention is to make alterations to the property in order to improve the functionality of the flat by rationalising the layout and to make the flat habitable. This works will not affect the original building features and the appearance of the alteration to non-original window to the rear of the property will not impact upon the historic fabric of the building or make a noticeable difference to the conservation area.

The works are proposed in order to improve the functionality of the property. The proposal will not affect any original feature of the property and no alterations will be made to the external appearance of the building.

## **1.0 Introduction**

The property falls within the London Borough of Islington and it comprises four storeys plus basement, all in residential use.

A description of the building is comprised in section 2.0. The proposal is illustrated in section 3.0.

The analysis of the relevant planning policies and their application to the scheme are included in section 4.0. The planning policy context is described in more detail in Appendix 1.

The drawings submitted with the listed building consent comprise:

- Location Plan
- Existing Floor Plan (Drawing no: 4601/PL01)
- Existing elevations (Drawing no: 4601/PL02)
- Existing elevation & section (Drawing no: 4601/PL03)
- Demolitions (Drawing no: 4601/PL04)
- Proposed plans (Drawing no: 4601/PL05)
- Proposed second floor plan (Drawing no: 4601/PL06)
- Proposed third floor plan (Drawing no: 4601/PL07)
- Proposed elevations (Drawing no: 4601/PL08)
- Proposed elevation & section (Drawing no: 4601/PL09)
- Proposed second floor electrics (Drawing no: 4601/PL010)
- Proposed third floor electrics (Drawing no: 4601/PL11)

## **2.0 The building**

46 Duncan Terrace forms part of a terrace built in c1794. The terrace was declared grade II listed building in 1954.

Due to unsympathetic maintenance by the owners prior to its conversion in 1991, few of the original internal features of the second & third floor flat of the listed building remain. However, the existing cornice, window shutters, timber panelling, window architraves & skirting to the front room are believed to be original. The staircase from the second to third floor, cornice and skirting to the stair at third floor level are also thought to be original. These elements will not be affected by the proposed works. Where the internal passage behind the original section of stair has been closed (to provide

cupboards, it is proposed to reinstate the original passage (as is in evidence in other houses in the terrace).

The buildings external appearance contributes to the character of the area and retains many of its original elements, with the exception of a rear extension from basement to first floor levels & infill extension to the second floor (where the kitchen is located). The proposed external revision to the kitchen door is located in the 1991 extension to the original building. The new opening will not be visible from the garden and will only just be visible from Charlton Place, as the existing opening currently is. No works are proposed which affect any of the original external features of the building.

The reconfiguration of the bathroom (made possible by relocating the position of the bathroom door) allows for the removal of the unsightly boxing to the cistern and pipework, which is currently visible through the window from Duncan Terrace.

The second and third floor flat has been unoccupied for many years, as it was unfit for occupation. There have been recent external repairs and the proposed renovation involving minor alterations is intended to bring the property back to a habitable state so that the applicant can live into the flat.

### **Planning history**

On-line search on the Council's website has highlighted seven applications that relate to the property (see Appendix 1).

Two applications, part of the same proposal, were approved in 1991 and relate to both 46 and 47 Duncan Terrace. They proposed the restoration of no.47 as a single family dwelling house including conservatory extension and conversion and 4 floor rear extension to no.46 to provide 3x2 bedroom flats and 1x3 bedroom maisonette.

Two later applications, submitted in 1992 and 1992, involve tree works in the rear garden and are not relevant to this application.

Three further applications, submitted in 2010, involve the installation of a latch to the front gate, replacement of entry phone and reconfiguration of the ground floor flat and are not relevant to this application.

### 3.0 The proposal

The overall design philosophy is to improve its functionality. As previously mentioned, none of the few original period features that remain in the flat will be affected by the works.

The flat is appropriately sized to accommodate a family. As such, the proposal (as shown on the proposed drawings) seeks to improve and rationalise the layout to ensure that:

- An eat-in kitchen with sufficient storage and natural light is provided
- A separate utility space is provided
- The master en-suite is sized so as to be usable & is attached to the larger of the bedrooms.
- Appropriate storage is provided throughout.

The rooms to the rear of the building, in particular the kitchen, receive inadequate daylight at certain times of the year. It is proposed to enlarge the existing opening (circa 1991) to the kitchen and simplify the fenestration in order to permit more daylight to enter. The simplification of the window design is conceived so as not to compete with the original fenestration detailing, in line with the guidance as set out in the supplementary planning guidance document, Islington Urban Design Guide. The revisions to the construction of the wall to accommodate the new opening arrangement are confined to the non-original section of wall, constructed as part of the 1991 conversion. The external alterations are confined to the non-original component of less important rear façade, in line with retained Policy D11 of the UDP. The revised opening and window will not be visible from the garden, and like the existing opening will barely be visible from Charlton Place.

Relocating the bathroom door allows the bathroom to be reconfigured so that the unsightly boxing out of bathroom services can be removed and will no longer be visible from Duncan Terrace.

The relocation of the boiler and hot water cylinder to the unusual half height storage zone created in the 1991 modification of the staircase to the top flat allows the reinstatement of the original passage behind the original section of stair which is retained. This, in turn, provides a logical link from the larger of the bedrooms to an enlarged en-suite. The existing en-suite is sized so as not to be practical. The second bedroom retained is 11.8 sqm, which is a sufficient size for a double bedroom as set out in supplementary planning guidance, Planning Standards Guidelines. It is proposed that the awkward high level access door to the half height storage zone is removed from the front living room and the room re-instated. New access to this space is proposed at the half landing, by way of concealed flush doors.

Two new rooflights are proposed, but will be located in the valley of the roof and will not be visible from the street. Likewise, the proposed sky dish will be sited so as not to be visible from the street.

A new burglar alarm is proposed, and will be discreetly sited above the front door, as can be seen at other properties along the terrace.

There has been a history of a lack of maintenance at 46 Duncan Terrace, and the residents seek to put in place measures to simplify this process. There is an on-going problem with accessibility to gutters and hoppers on the roof to facilitate the removal of leaves and debris. This has led to water ingress into the property many times in the recent past. Thus, it is proposed to install anchor points on the roof so that the gutters can be cleared at appropriate times. These will be accessible from the new rooflights. In addition, at times of heavy downpour, the existing original hopper has proved inadequate to cope with the rainfall and water spills over. Currently, this water runs down the face of the door and into the property, causing much damage. Due to the existing construction and threshold heights, it is not possible to provide a watertight threshold detail for water coming directly down the face of the door, so it is proposed to erect a discreet, simply designed zinc canopy over the door to prevent water ingress.

## **4.0 Relevant planning policy**

### **Relevant planning policy and justification for the proposal**

This chapter analyses the national, regional and local planning policies most relevant to the proposal. It considers policies from National Planning Policy Framework (NPPF), The London Plan and the saved policies from the adopted Islington Unitary Development Plan (UDP).

#### **National Planning Policy Framework**

17. Core planning principles. The proposal draws upon the NPPF in:

- Seeking to *enhance and improve the places in which people live their lives.*
- Seeking to *secure high quality design.*
- *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*

The proposal seeks to improve the design and functionality of the flat, including increasing natural daylight to rooms where appropriate. The proposal does not affect the character of 46 Duncan Terrace and is therefore in compliance with the core principles of the NPPF.

Conserving and enhancing the historic fabric:

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.*

*138. Not all elements of a ... Conservation Area will contribute to its significance ... taking into account the significance of the element affected and its contribution to the significance of the Conservation Area as a whole.*

The proposal does not affect the character of 46 Duncan Terrace and is therefore in compliance with NPPF 132 & 138.

### **Regional planning policy**

#### **The London Plan, February 2008**

The London Plan sets out the spatial policies that will guide the development of London for the next 20-25 years. The plan recognises the role of the historic environment in supporting the capital's identity, attractiveness and cultural richness.

Policy 4B.12 (Heritage conservation) requires Boroughs to base the protection and enhancement of historic assets on an understanding of their special character.

Internally, the building is now divided into flats and is no longer intact as a house. The special character of the listed building lies in the external appearance of the historic building fabric and its contribution to Duncan Terrace. As no changes are proposed to this element of the historic asset, the proposal is considered appropriate according to Policy 4B.12's requirements.

### **Local planning policy**

#### **London Borough of Islington Unitary Development Plan, June 2002**

The Islington Unitary Development Plan (UDP) was adopted in June 2002 and its saved policies form the Statutory Development Plan for development control purposes whilst the Council's Local Development Framework (LDF) is emerging. The Core Strategy was adopted in February 2011.

46 Duncan Terrace is located within the Duncan Terrace / Colebrooke Row Conservation Area. It forms part of the Archaeological Priority Area and of the area subject to Article 4 directions. The site lies in close proximity to the boundaries of the Central London Area and Islington Town Centre.

In assessing the proposals, it is considered that the key policies which the development should comply with include UDP Policies D1, D4, D11, D12, D24 and D39.



Policy D1 (Overall Design) concerns the design quality of new developments. It states that proposals should be of a high standard and respect the scale and character of the surroundings.

Policy D4 (Designing in Context) indicates that proposals for new and altered buildings should create a positive relationship with the surrounding area. Particularly, all alterations and extension should be sympathetic to the building and its surroundings.

Policy D11 (Alterations and Extensions) requires alterations and extensions to respect the character and the architectural details of the original building.

Policy D12 (Article Four Direction) states that, where needed, the Council can seek to secure additional control over developments and alterations under Article 4 of the General Development Order.

Policy D24 (Materials) encourages the use of traditional materials when considering proposals for alterations and refurbishment in conservation areas.

Policy D39 (Works or changes of use) requires external or internal works or change of use to listed buildings to respect their character and appearance and protect their setting.

#### **Duncan Terrace / Colebrooke Row Conservation Area Design Guidelines, November 1991**

The document indicates that 'the Council will operate special policies in the Duncan Terrace / Colebrooke Row Conservation Area in order to preserve and enhance the special character and appearance of the area'.

Applications for extensions and alterations should be sympathetic to the character of the building and of the area in terms of design and materials.

#### **Compliance with local policies**

The scheme proposes very minor alterations to the internal layout of a flat within a listed building. Few original features remain within the floor flat, but those that do will not be affected by the proposed works. The proposal will respect the historic character of 46 Duncan Terrace whilst improving the layout and quality of the flat.

The external alteration to the rear elevation of the building will not have a negative impact on the original building fabric and appearance and will be barely visible from the street. The removal of the unsightly boxing behind the bathroom window will have a positive impact on Duncan Terrace.

The scheme does not affect the archaeological settings of the area, therefore no related policies apply.

To conclude, the proposed alterations are in accordance with NPPF as well as the conservation policies of The London Plan and Islington Council.

## **5.0 Conclusions**

This proposal represents minor amendments to the internal layout of the second and third floor flat of the listed building. It is considered that the minor changes will improve the building for the occupants. No original feature will be affected by the proposed works.

The alteration to the window to the rear of the building will have no effect on the appearance of the original, historic part of the building. The residential use of the building is retained.

This planning proposal complies with the adopted Islington UDP, namely Policies D1, D4, D24 & D39, and with the recommendations of NPPF.

The proposal is appropriate in planning and design terms and would contribute to the long term expectancy and maintenance of the listed building.

**Appendix 1 – Planning history**

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
P101761	Installation of latch	Approved (Oct 2010)

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
P101762	Replacement of existing plastic entry phone panel adjacent to main entrance door.	Approved (Oct 2010)

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
P101902	Relocation of kitchen to front room, bathroom reconfiguration	Approved (Oct 2010)

Application No.	Description	Decision
910256	Restoration of 47 as a single dwelling house including conservatory extension and conversion and four floor rear extension to 46 to provide 3 x 2 bedroom flats and a 1 x 3 bedroom maisonette.	Approval with conditions (October 1991)

Application No.	Description	Decision
910257	Restoration of 47 as a single dwelling house including conservatory extension and conversion and four floor rear extension to 46 to provide 3 x 2 bedroom flats and a 1 x 3 bedroom maisonette.	Approval with conditions (October 1991)

Application No.	Description	Decision
920687	Felling of one Sycamore and works to a second Sycamore.	Approved (June 1992)

Application No.	Description	Decision
930517	Tree works rear garden	Approved (May 1993)