

Proposed loft conversion at Flat 8 (second floor front flat),

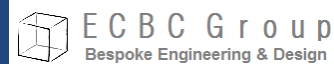
150 Abbey Road, London, NW6 4SR

Report to support the planning application

Document prepared for

London Borough of Camden Planning Department

Design and Access Statement



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To whom it may concern:

Flat 8,

150 Abbey Road,

London,

NW6 4SR

Project reference #

D407

Quality Assurance – Approval Status

Issue	Rev.	Date	Author	Checked	Issued for	Status
Issue 1	P1	07 / 03 / 23	IS	AS	Planning	Submission

1.0 Introduction

1.1 This application relates to a site located at 150 Abbey Road, London, NW6 4SR. ECBC Group has been commissioned to undertake and develop the design for the loft conversion at Flat 8 into an additional habitable room with an enclosed staircase from the living room to the proposed bedroom with conservation style roof windows.

150 Abbey Road was originally a substantial Edwardian semi-detached family dwelling house with accommodation over four floors, which was later converted into eight studios per 'house', two per floor, located at Basement, Ground, First, and Second floors.

The property is not listed and located in the Priory Road conservation area, and is of traditional construction with load-bearing walls rendered externally beneath a pitched timber framed roof covered with replacement imitation slates.

The current accommodation of the 2nd floor flat comprises an entrance hallway, kitchen, bathroom/wc and living room / bedroom.

The flats are let on an assured shorthold tenancy.



Image 1. Rear – Side and

Front – Side elevations

2.0 Size

2.1 The total additional size of the development is described on the application form, 18.9m² and shown on the drawings. The proposal will provide one new bedroom within the roof space of this semi-detached house.

3.0 Layout.

3.1 The site layout will be as indicated on the plans and the internal layout of the loft has been designed to consider the latest regulations and living standards, at the same time keeping external elevations the same as per existing neighbouring houses.

4.0 Scale.

4.1 The proposal will match the scale of similar loft conversion already implemented at Top Flat, 146 Abbey Road (Application ref.: 2010/4662/P).

5.0 Building Works

5.1 All works are in compliance with the building regulations and in line with the current living standards, and Approved Documents including Part A Structure, Part B Fire Safety, Part E Sound Separation and Part L L1b Conservation of Fuel and Power.

6.0 Appearance.

In order to allow light and air into a new space, it is proposed to install 6 conservation windows to the front, side and rear roof slopes. The proposal have been designed to match the existing and adjacent houses within the Abbey Road as closely as possible. All materials will be chosen to match the existing adjacent houses. It is proposed that the Clement Conservation or Velux (PK10 with recessed Slate Flashings EDN) windows will be recessed into the roof slope (i.e. flush with the roof) to prevent any extrusion beyond the existing roof plane as well as flashing kits will be in black to further integrate the windows into the existing roof



Image 2. Conservation rooflights for a slate roof example
Installation guide provided

Due to the shallow roof pitch and the location of the rooflights, the majority of the rooflights would not be visible from street level. There would be minimal views of the rooflight to the side of the building from the higher level of West End Lane. The development is therefore considered to preserve the character and appearance of the host property and wider conservation area.

The proposal also does not have any detrimental impact on the access to sunlight, daylight or outlook of any neighbouring occupiers. There will be no loss of light or overlooking. The rooflights will be flush with the roof slope, face upwards and therefore have no overbearing impact on the privacy of neighbouring properties.

7.0 Use.

7.1 They proposed development will remain within the existing residential class of use C3.

8.0 Access.

8.1 External access

The basement flats and one ground floor flat per 'house' are entered from outside the building and one ground floor, first and second floor flats from the main entrance, hallway and communal stairs of each 'house'.

8.2 Internal access

Currently the loft is only accessed through a drop-down hatch. The proposed access to the converted loft space will be via a new staircase and separate closed hallway with a separate fire door leading off from the hallway, created from space currently forming part of the existing Flat 8 living room. A loft conversion will therefore result in the creating a maisonette comprising the second and third floors.

9.0 Planning history and Relevant planning precedents

9.1 The proposals is copying external elevations and site plan, but has developed different internal layouts.

Address	Proposed development description:
<i>Top Flat</i> <i>146 Abbey Road London NW6 4SR</i> Case Reference: 2010/4662/P Date received: 01-09-2010 Decision date: 22-10-2010 Decision: Grant Planning Permission	Alterations to roof of top floor flat (Class C3) including installation of two roof lights on front roof slope, two roof lights on rear roof slope and one roof light on side roof slope. (Planning Permission was Granted and has been implemented.)
<i>Top Flats</i> <i>148-150 Abbey Road London NW6 4SR</i> Case Reference: 2015/5893/P Date received: 04-01-2016 Decision date: 13-01-2016 Decision: Grant Planning Permission	Loft conversion and installation of 6 x rooflights to front, side and rear roofslope at nos. 148 and 150 Abbey Road. (Planning Permission was Granted, but proposal was not implemented.)
<i>Top Flats</i> <i>144 Abbey Road London NW6 4SR</i> Case Reference: 2014/4053/P Date received: 21-07-2014 Decision date: 14-08-2014 Decision: Grant Planning Permission	Loft Conversion and installation of 6 rooflights to the front, rear and side roof slope of existing top floor Flat (class C3) (Planning Permission was Granted and has been implemented.)



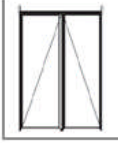





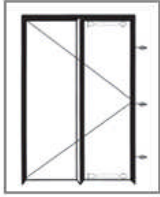
Image 3. Relevant planning precedents

10.0 Conclusion:

We believe the scheme provides improved accommodation for the occupiers of the flat with no detrimental effects on amenity of the adjoining properties. We believe the application is in harmony with the Conservation Area and is acceptable in design and appearance terms. We look forward to an approval in due course.

11.0 Clement conservation windows

SIZE & PRICE GUIDE

							
	Clement 1	Clement 2	Clement 3	Clement 4	Clement 5	Clement 6	Side Hung Escape Rooflight
Type	Overall external size * w x h (mm)	Clear glass size (internal) * w x h (mm)	Between rafter size * w x h (mm)	Weight (approx) kg tile	Weight (approx) kg slate	SLATE Price excl VAT & delivery	TILE Price excl VAT & delivery
Clement 0	590 x 752	332 x 444	410 x 504	29 kg	23 kg	£465.00	£475.00
Clement 1	668 x 870	410 x 562	488 x 622	37 kg	30 kg	£475.00	£480.00
Clement 2	668 x 1021	410 x 713	488 x 773	44 kg	34 kg	£562.00	£570.00
Clement 3	818 x 1169	560 x 861	638 x 921	53 kg	45 kg	£680.00	£698.00
Clement 4	972 x 1169	714 x 861	792 x 921	61 kg	51 kg	£697.00	£708.00
Clement 5	1124 x 1501	866 x 1193	944 x 1253	87 kg	69 kg	£790.00	£820.00
Clement 6	818 x 1804	560 x 1496	638 x 1556	80 kg	66 kg	£746.00	£777.00
Side hung	960 x 1270	652 x 962	730 x 1026	60 kg	55 kg	£722.00	£741.00

These prices are indicative however the final agreed price will depend on volume, ancillary items, location and other similar matters.

Notes:

- * **Overall external size** – The overall external size of the rooflight as it sits on top of the roof and as it is viewed from the outside.
- * **Clear glass (internal)** – The size of the glass viewed looking from the inside out, when the rooflight is fully fitted.
- * **Between rafters size** – The size between the rafters that the rooflight is to fit into.

These products are pressed steel rooflights and exclude the winder. All sizes + or - 3mm.