



North London
Loft Rooms

Design and access statement

**Mansard roof with two dormers to rear roof slope and two dormers to front roof slope
at 3 Hillside , Highgate Road, Camden, NW5 1QT**



1.0 Introduction

The existing property consists of a 3-storey terraced family home. The property is sited within the Dartmouth Park conservation area and the property is not classed as listed.

No.1 Hillside is part of the terraced housing and has a very simialar design to our proposal. The mansard design is quite common within this conservation area.

The properties envelope is provided with a slate pitch roof and the external walls provided with a brick wall envelope. The property features a high and deep outrigger portion of the building to the rear of the property.

2.0 Proposal

Loft conversion

- Featuring a mansard roof conversion with two dormers to the rear roof slope and two small dormers to the front roof slope, providing an identical appearance to No.1 Hillside, NW5 1QT.

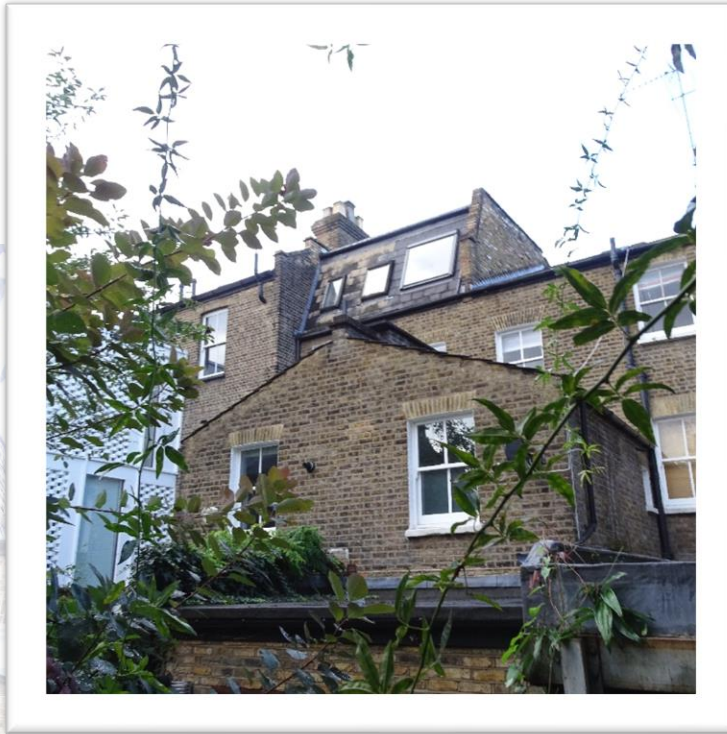
The materials for the rear dormer are:

- Matching slate to clad the rear dormer cheeks and mansard sloped roof
- Timber framing surround and lead to the front facades of the dormers
- Timber sliding sash windows, painted white.
- Approved high quality 3 layered felt system or EPDM to flat roof - Non-visual.

3.0 Design

The design of the roof conversion would present an identical appearance to that found at No.1 Hillside. The rear would present a mansard sloped roof to the rear of the property as per the design found at No. 1 Hillside, the difference being to the rear facade would be the introduction of the two dormers. We believe the dormers would provide a more historical and sympathetic appearance to the host property.

The materials used to form the alterations to the roof would be sympathetic to the host property allowing for timber sliding sash windows to dominate the rear facade and matching slate, timber and lead to clad the cheeks of the dormer.



Above and below Shows No.1 Hillside mansard roof but with a more un-traditional use of Velux rooflights



3.0 Amount

The loft conversion dimensions have been indicated on plans 1416-466.

The size of the proposed dormers would provide a mirror image to No.1 Hillside, allowing a balanced appearance if viewed from the highway.

The introduction of the mansard would again balance the scale and appearance to the roofscape over the terraced property.

4.0 Layout

The proposed layout on the newly formed floor will provide additional floor space to form a good sized bedroom and ensuite.

5.0 Appearance

The existing property consists of a up and over plain slate covered main roof. To the rear of the property, featuring a two storey brick built rear outrigger projection with a slate roof.

The rear external walls consist of mainly a London Stock brick with soldier coursing featured over the window and door openings.

Our proposal would provide:

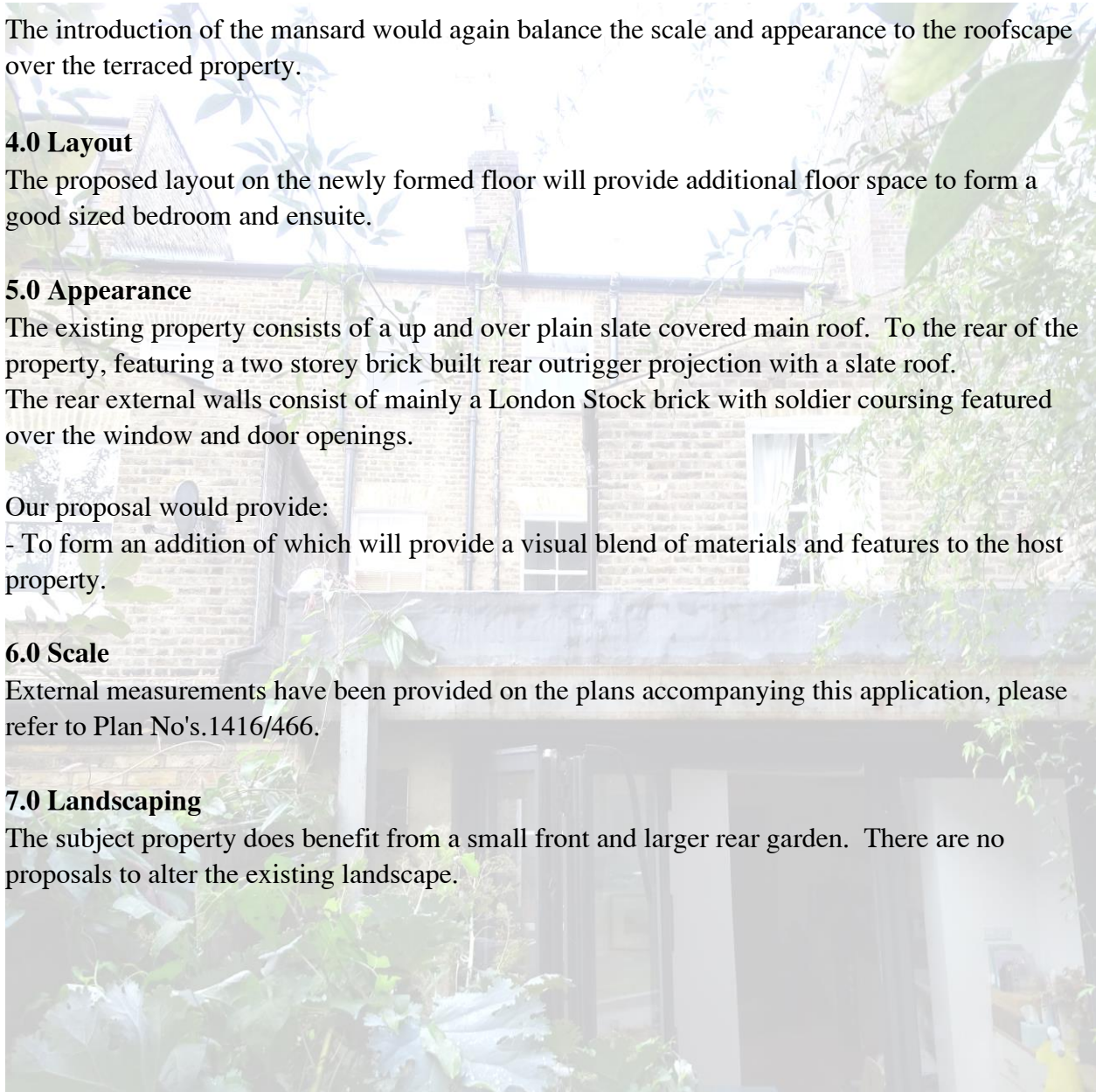
- To form an addition of which will provide a visual blend of materials and features to the host property.

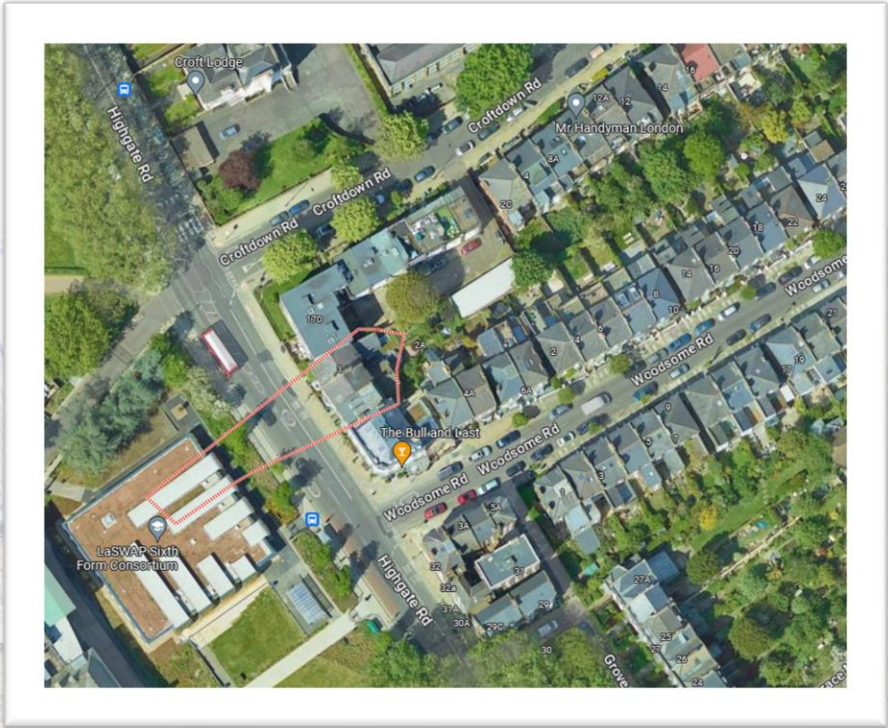
6.0 Scale

External measurements have been provided on the plans accompanying this application, please refer to Plan No's.1416/466.

7.0 Landscaping

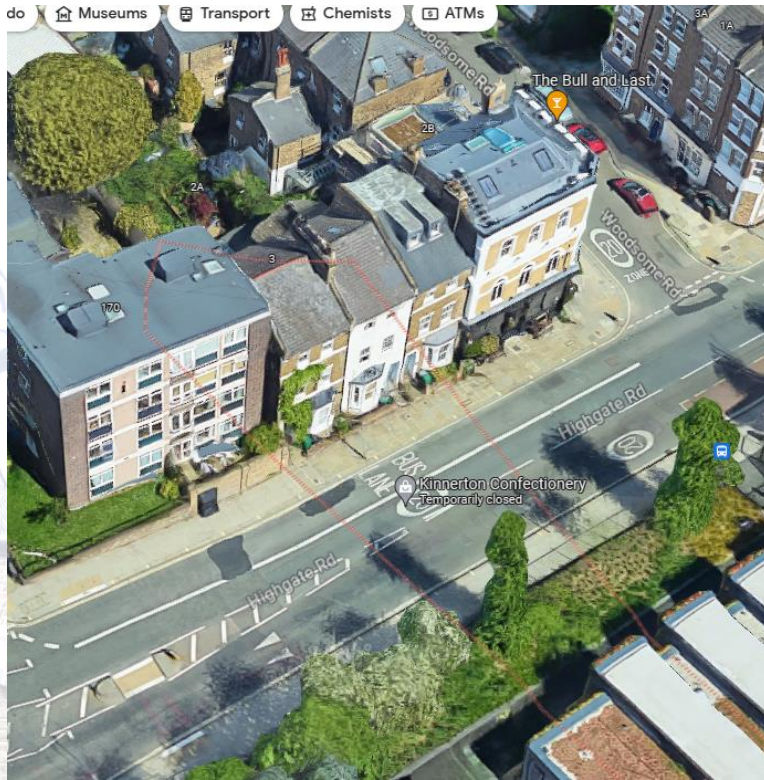
The subject property does benefit from a small front and larger rear garden. There are no proposals to alter the existing landscape.





Above and below: a birds eye view over Hillside and neighbouring properties.





Above: a birds eye view over Hillside, showing No.1 Hillside's front dormers
And below showing the mansard present at No. 1 Hillside





Above: Shows a common Mansard roof construction to local properties close by

Map information in [3, Hillside, Highgate Road, London, NWS 1QT]

ConservationArea 1

See on map

Title : Conservation Area

Description : Dartmouth Park

Image :

Link : [Click to open](#)

Key : 19920201

Camden Boundary 1

