



No 8 Carlingford Road London NW3 1RX

INTRODUCTION

2 of 4

The scheme presented in this application is for the enlargement of the front and rear dormer windows on the north and south slopes of the roof of a terraced house in the Hampstead Conservation Area.

Following consultation with the planning officer the scheme has been considerably revised and the enlarged dormers and rear terrace now replicate in setting out and massing those which of the dormers next door at No 10 Carlingford Road.

The proposed enlargement arises from the owner's need for adequate headroom over a reasonable area of the attic rooms of the flat which occupies the top two floors of this five-storey house.

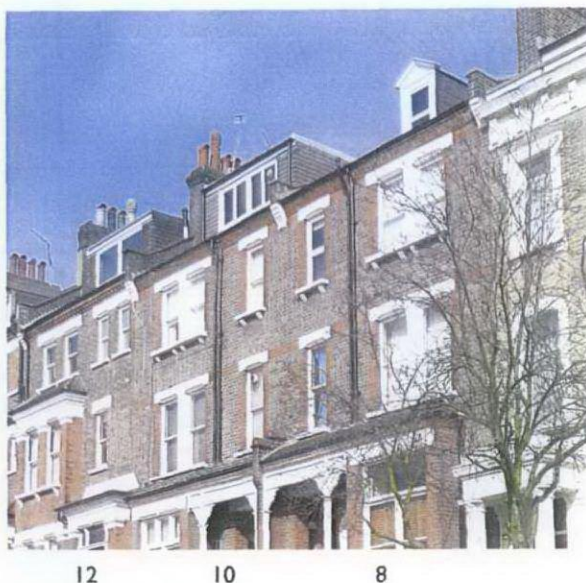
The subdivision of the house into self-contained flats took place many years ago, but unlike the majority of the houses in this street, the attic floor and its dormer windows have remained substantially unchanged from the time when they were used for storage or perhaps staff accommodation.

We are thus presented with two attic rooms which, in spite of occupying a little more than one half of the area of the fifth floor, provide only 5.0M² of space over 2.3M in height. This tends to dramatise the problem but these rooms fall well short of the minimum requirements for habitable rooms.

The design proposed is for a two small double bedrooms each one having an en suite shower room.

CARLINGFORD ROAD – CONSERVATION AREA ISSUES

The house is one of a matched pair, numbers 8 and 10. They are faced in a heather stock brick with the window reveals and two storey bays dressed in soft red bricks. Stone lintels and cills are picked out in white. Both houses have intact decorative timber heads and columns framing the front doors. The front garden walls and gateposts appear to be original and as with the rest of this street, standards of maintenance are good.



Nos. 8 to 12 Carlingford Road

The houses to the west of No. 10 have three storey bays and brick cased front doors but materials are otherwise drawn from the same palette. Their heights and widths are all the same, stepping uniformly up the hill. The aerial views of the street show that highest points of the dormer roofs of these houses lie below level of the ridges and one must conclude that their internal storey heights provide greater headroom in the attics than was provided at 8 and 10.

The three houses to the east of No. 8 are faced in London stocks with neo-classical stucco porches and strongly modeled cornices.

All three of these houses had had new top floors added. That at No. 6 was completed in 1987 and the uniformity in design and detail of the others suggests that all three were carried out under the same hand. They are set back behind terraces and resolved at the rear with steep mansard roofs.



Bird's eye view of the north side of Carlingford Road

No. 8

(bing.com)

Of the twelve houses to the west of No. 10, eight have substantially enlarged dormers on the front slopes of their roofs. By eye, these stop short of the party wall parapets on each side by about 600mm and in some cases, by rather less. The part of the Conservation Area Statement describing Carlingford Road selects for particular criticism the enlarged dormers at Nos. 22, 24, 30, 32 and 34. It is noticeable that the south faces of these dormers rise directly from the front wall, only separated therefrom by the gutter and a vestige of the roof



Nos 18 to 34 Carlingford Road

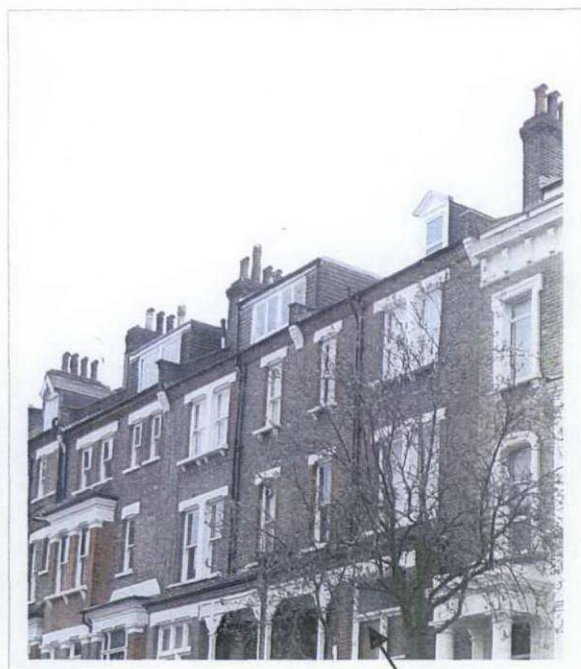


No 24



No 30

In contrast to these houses, the faces of other less overbearing dormers are set back from the building face by some 1.4 M, slightly forward of the chimneys. This is the case with No. 10 and is to be the same in this proposal which copies the height and width and massing of its neighbour. The terrace and railing shown on our first application have been removed.

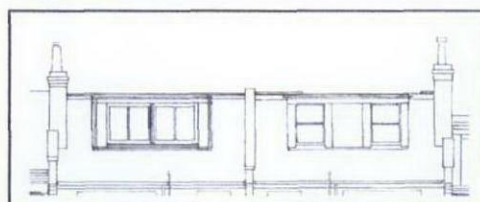


Massing of existing dormers, Nos 8 to 14

No. 8



Montage showing massing of proposed dormer



No. 10

No. 8

Proposed elevation (part of drawing No 799.10(B))



No. 8
View of the garden elevation of the north side of Carlingford Road.
(bing.com)

This view shows extent and variety of the enlargement of dormers that has taken place at the rear of these properties.

In the revised scheme, we copy the size of the dormer and terrace built at No. 10, repeating the handrail and dwarf parapet design.

The face of the dormer remains at 1.9 M back from the face of the north wall below.



Dormer and terrace at No 10

MATERIALS

In the course of the proposed work the existing artificial slate roof will be removed and replaced with natural dark blue slate. The dormer cheeks are to be clad in lead sheet which will provide a virtually maintenance-free finish in an area that is difficult to access. The windows and doors will be painted timber with traditional double hung sashes on the front and rear elevations and glazed french doors to the rear terrace. The infill panels between openings on the front elevation will be carried out in sand/cement render for painting.

The guttering, an ogee section similar to that used on the original main roof, will be carried around the three exposed sides of the dormer creating a visual cap to the volume and allowing us to place the rainwater pipes out of sight on the flanks. An additional benefit of this detail is that, seen from the street, it obscures the bulk of the dormer roof, an element much enlarged by the thickness of the insulation called for by the legislation.

The construction of the dormers and the roof will in all respects conform with or exceed current building regulations regarding thermal insulation and will make possible a marked improvement in the insulation of the flat as a whole.

In addition to these works, the client intends to replace the UPVC windows on the front elevation at the third floor with timber double hung sashes of a pattern matching the originals.

ACCESS

Stepped access to the entrance to this building and two further flights to the flat itself effectively exclude wheelchair users from this scheme. The kitchen and living room of the flat are generously proportioned and although stair access to the top floor is narrow, the increase in space offered by the proposed enlargement of the dormers will make use by the ambulant disabled feasible at least.