23 July 2012

No 8 Carlingford Road London NW3 1RX

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No. 8 Carlingford Road London NW3 1RX
Reference: 799
DESIGN AND ACCESS STATEMENT

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INTRODUCTION

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.

Such an 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 double bedroom, a single bedroom and a small bathroom commensurate with the living spaces on the floor below.

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.

12 10 8

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.

No. 8

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

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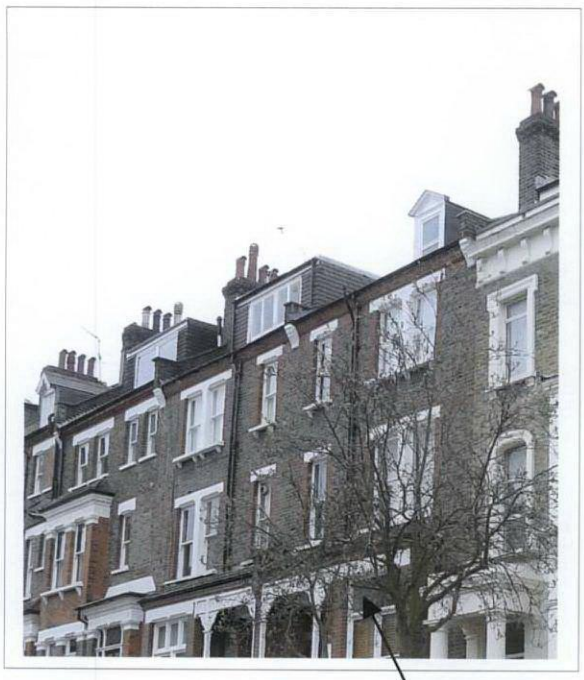
Of the twelve houses to the west of No. 10, eight have substantially enlarged dormers on the front slopes of their roofs. By eye, these stop short of the party wall parapets on each side by about 600mm and in some cases, by rather less. The part of the Conservation Area Statement describing Carlingford 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

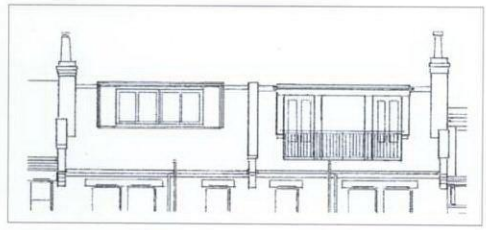
No 30

By contrast, the faces of other less overbearing dormers are set back from the building face by some 1.5 M, slightly forward of the chimneys. This is the case with No. 10 and is to be the same in this proposal which repeats the height and width of its neighbour.



Massing of existing dormers, Nos 8 to 14

Montage showing massing of proposed dormer



Proposed elevation (Drawing No 799.10)

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No. 8
View of the rear, garden, elevation of the north side of Carlingford Road.

This view shows extent of the enlargement of dormers that has taken place at the rear of these properties. At No. 8 we propose to take the dormer from the face of the chimney to within 400mm of the west party wall to accommodate a single bedroom and a bathroom.. The face of the dormer remains at 1.9M back from the face of the main wall below unlike those of many of the neighbours which have been pushed outwards close to the line of the external wall.

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 rear elevation and glazed french doors at the front. The infill panels between openings 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 below, it obscures the bulk of the dormer roof, an element much enlarged by the thickness of the insulation called for by the legislation.

The metalwork for the terrace handrailing will echo the section sizes found on the small railing at the first floor on the front elevation. These are quite discrete and should not add significantly to the visual mass of the dormer itself.

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 the entrance to this building and two further flights to the flat 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. The increase in the width of the bathroom afforded by enlarging the dormer as far as the chimney face is relevant here.

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