

22B CAMDEN HIGH STREET
London NW1 0JH

PLANNING & CONSERVATION AREA CONSENT APPLICATION DESIGN & ACCESS STATEMENT

The work involves the replacement of the existing concrete roof tiles with new fibre-cement slates, the installation of new rooflights to the valley roof and rear mansard. There will be other associated works – the repair and re-glazing of existing sash windows, drainage and internal services installations and finishes – associated with the general internal refurbishment of the property.

The Existing Building

The property is an upper maisonette in a four storey plus basement building, which has retail / shop use on the ground and basement floors and a self contained flat on the first floor. The applicant's property - flat B – is a maisonette occupying the second and third floors; it is entered from the common entrance door at ground level. The building is not listed, but lies within the Camden Town Conservation Area.

Principles of the Proposed Development

The existing roof is a timber valley construction with hips to the front and rear corners. It would originally have been covered with slates but these were evidently replaced in the past with concrete interlocking tiles. There is a zinc-lined gutter behind the front parapet and central stepped gutter carrying rainwater to the rear mansard, down which it flows to a gutter and external downpipe. The roof structure has been heavily altered by a previous owner, with the removal of third floor ceiling joists and ties to create sloping internal soffits within the third floor rooms.

The weight of the concrete tiles together with the removal of the ceiling joists has had a detrimental effect on the roof structure and its weathertightness. Leaks are present internally around the valley gutter area, particularly to the front. The proposal seeks to remedy this by removing the concrete tiles, undertaking repairs to the roof timbers, and reinstating lighter-weight Marley Eternit fibre cement slates. At the same time it is proposed to install new rooflights to allow natural daylight and ventilation to the 3F landing area and the internal bathrooms.

No alterations are proposed to the Basement, Ground and First Floor levels, save those associated with renewing the external rainwater goods, soil pipes and other wastes.

Use of Space and Layout

The internal re-arrangements are not of concern to the application. For information, the third floor partitions will be rearranged slightly. To the second floor, the existing WC will be removed and the kitchen enlarged and accessed only from the front living space. A cloaks cupboard and space for storage of cleaning equipment and waste and recycling will be created between the kitchen and hall/internal staircase.

Scale

The roof pitches will not be altered and the rooflights have been chosen for their small size and scale in relation to existing window openings to the rear elevation. Those to the valley roof will not be visible from any other property or from the highway.

Landscaping

The proposal does not necessitate any landscaping.

Materials

The proposed rooflights will be of timber or steel construction (varies depending on the size) and the frames will be covered with leadwork externally. The replacement fibre-cement slates are a well-known brand which imitate natural slate very well and will improve the appearance of the roof.

How local context has influenced the proposal

Both adjacent properties have undertaken large-scale extensions to the rear, very close to the back of the mews-type properties in this location. These have altered the rear elevation and window patterns of these properties considerably.

The property in question retains its original pattern of windows and rear extensions and the proposed rear mansard rooflight is sympathetic to these in scale and proportion.

The proposed replacement fibre-cement slates are of a scale similar to the original slate roof coverings, and thus an improvement on the existing concrete tiles.

DRAWINGS SUBMITTED :

3318 EX01: Site location plan
3318 EX10: Basement & Ground Floor Plans as existing
3318 EX11: First & Second Floor Plans as existing
3318 EX12: Third Floor & Roof Plans as existing
3318 EX15: Section AA as existing
3318 EX16: Section AA Detail as existing
3318 EX18: Front Elevation as existing
3318 EX19: Rear Elevation as existing
3318 EX20: Site Photographs

3318 WD11C: Second & Third Floor Plans as proposed
3318 WD12C: Roof Plans as proposed
3318 WD16B: Section AA Detail as proposed
3318 WD17B: Section BB Detail as proposed
3318 WD18A: Front Elevation as proposed
3318 WD19A: Rear Elevation as proposed

ARP: July 2012
End