

## 25A PRINCES ROAD ROOF TERRACE SHORT DESIGN STATEMENT

### Proposal

This application relates to the conversion of a 6.37sq m area of flat felt roofing above an existing brick extension to the rear of no 25 Princess Road into an accessible roof terrace benefitting flat 25A within that property. The main building is part of a Georgian terrace. It contains 3 storeys above ground plus a basement. Floors within the extension are accessed from half landings within the main stair. The flat roof in question is level with the half landing between the first and second floor. It is proposed to enlarge the existing brickwork opening within the existing lintol; to replace the existing sash window facing the roof with a matching piece of glazed joinery containing a roof access door; to construct a new external balustrade around the existing coping; and to create a floating area of hardwood decking above the existing roof finish. Drawing SC GA 01 shows the existing and proposed condition.

### Justification in accordance to paragraph HE9 of PPS5

The property lies within a Conservation Area in Primrose Hill. However the alteration would only be visible from Calvert Street to the rear. Drawing SC GA 02 shows a photographic survey of the whole terrace as viewed from Calvert Street, revealing a row of houses that has already been subject to significant alterations. Only two of the ten properties have retained their original inverted roofline. The brickwork of no 21 has been painted and a large ventilation duct installed all the way up no 17. Numbers 21 and 23 already have roof terraces above their rear extensions. On this basis it is proposed that the proposal does not cause undue harm to the Conservation Area and that nothing of value is lost.

### Detailing and Materials

The existing felt roof coping would be replaced with a weathered concrete one which would in turn act as an anchor for a black painted balustrade comprising mainly vertical steel bars. The felt roof would also be hidden in respect of views from above, being hidden by the proposed hardwood decking. We propose that both moves represent an improvement to the existing situation. The new door would be contained within the existing brick window lintol, constructed from white painted softwood with a pattern of mullions and transoms corresponding to the existing Georgian pattern.

### Consultations

Most of these houses comprise large maisonettes above commercial units. The occupiers of maisonettes either side of 25A are Mr and Mrs Sonaïke (27A) and Ms Lisa Weaver (23A). Our client assures us that both have been consulted by the applicant and have verbally stated that they would have no objection to a roof terrace in the position proposed.