



107 QUEEN'S CRESCENT
DESIGN AND ACCESS STATEMENT
08.02.2012

RICHARD KEEP ARCHITECTS

48b Grafton Road London NW5 3DY Tel +44 [0]20 3417 6623 www.richardkeep.com

INTRODUCTION

1.1 This statement supports existing and proposed drawings for the proposed third floor extension to the above property, 107 Queen's Crescent which is highlighted below.

1.2 The application property is the upper maisonette of a mid terrace town house on the north side of Queen's Crescent to the west Malden Road. The house itself is subdivided in to two maisonettes. The lower flat is at raised ground and basement levels. The upper flat (subject to this application) is at first and second levels with an additional study at attic level.



Fig 1 . Aerial Plan

2.0 LOCATION AND CONTEXT,

1.3 No.107 forms the right half of a central pair of houses in the run of 8 terraced houses between Herbert Street to the north-east and St.Thomas' Gardens to the south-west (see fig. 4 below).

1.4 This run of terraced houses is part of a series of similar size and period blocks lining the north west side of Queen's Crescent. Each block is defined by the small cul de sacs running off Queen's Crescent. (St. Thomas Gardens, Baptist Gardens etc)

1.5 The buildings date from circa 1850 when the street was lined on both sides by grand houses. The houses on the south side have disappeared post-war and have been replaced by large council estates. The street retains generous proportions with the properties on either side set back from street. The gentle curve of the crescent emphasises the regularity of the blocks of houses on the north west.

1.6 To the east of Malden Road the is the community centre of the area with many local shops and Queen's Crescent Market.

1.7 The terrace is of brick construction. Areas of stucco on the front facade give the front more importance and add some decoration. All houses have a stucco band across the top. All have stucco entrance doors and the end of terrace houses are all in white painted stucco.

1.8 Many of the houses on the north side of the Crescent are or have been owned by the Camden Council. As a result the properties have been kept on good repair but many of the details have been lost as part of ongoing maintenance carried out with cost in mind rather than sensitive refurbishment.

1.9 This house is no exception having lots almost all of its original features, internally and externally.



Fig 2 . View from Market looking south west



Fig 3 . View looking north east along Queen's Crescent



Fig 4 . Block between Herbert Street and St Thomas' Gardens

2.0 LOCATION AND CONTEXT,

HOUSE

1.9 The central two houses and the two houses on either end of the block have been set proud of the other houses in the terrace to give them some hierarchy and importance. Similarly the parapets of the end houses are raised higher than the mid terrace houses, and the two central houses also have higher parapets and raised buttresses on the front facade to give them greater importance.

1.10 The two central houses also share a covered entrance portico, whereas all others have open entrances.

1.11 No. 105, the house on the left of the central 2 has an existing 4th Floor mansard roof extension which appears to date back to the 70s. This is the only roof extension in this run of terraces though there are many along the length of the Crescent.

1.13 The house has a rear garden which is subdivided between the lower and upper maisonette. The garden is accessed from the lower maisonette through the lower ground floor. The upper maisonette garden is accessed via an external stair from the ground level entrance stair.



Fig.5 Roof extension to Central pair of houses viewed from Queen's Crescent

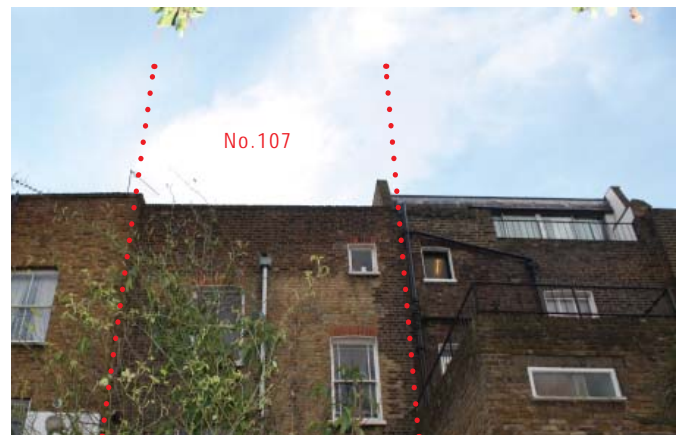


Fig.6 Central pair of houses viewed from the rear garden to 107



Fig.7 Block of 8 houses between Herbert Street and St Thomas' Gardens

3.0 PROPOSALS

USE

3.1 The house is currently classed C3 use for private residential. The proposals do not change this use. The new extension will change upper maisonette from a 3 bedroom flat with small study to a 4-bedroom flat.

AMOUNT

3.2 It is proposed to extend the upper maisonette with a mansard roof extension to provide and additional 30m² of accommodation and 6m² of roof terrace

3.3 The accommodation will form a new master bedroom suite opening on to a roof terrace.

LAYOUT

3.4 The existing stair to the study and study will be removed to make way for a new stair case to the new third floor over the top of the existing stair. A new roof light over the stair will filter light in to the second floor landing.

3.5 A new full height door opens in to the master suite which is kept deliberately open to maximise the space and light in the bedroom. The west facing terrace will get evening sun while the high rear parapet provides privacy to both the bedroom and the terrace and will minimise any noise break out.

3.6 The sink and bath form part of the main bedroom which allows light from the south east in to the bedroom through a single dormer window to the front elevation. The shower room and separate WC have their own roof lights / ventilation.

SCALE

3.7 The proposed extension matches the apex of the adjacent extension to No. 105 Queen's Crescent on the front elevation so when viewed from any point along Queen's Crescent the two properties will now be viewed as pair, which was the original intention when the houses were built. This will restore symmetry to the block.

3.8 The rear elevation retains the existing rear parapet and again matches the height of the adjacent extension. The roof is set back behind the terrace to minimise the impact of the rear gardens

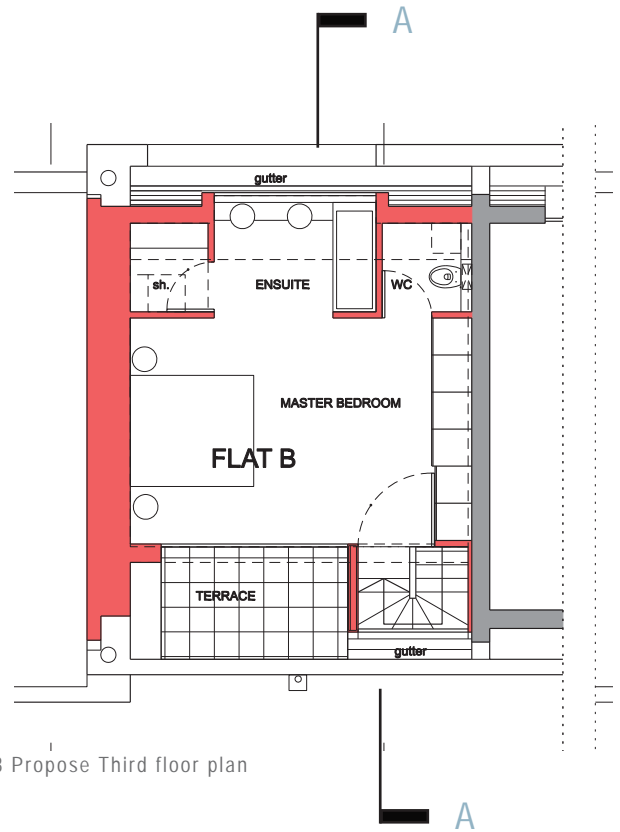


Fig.8 Propose Third floor plan

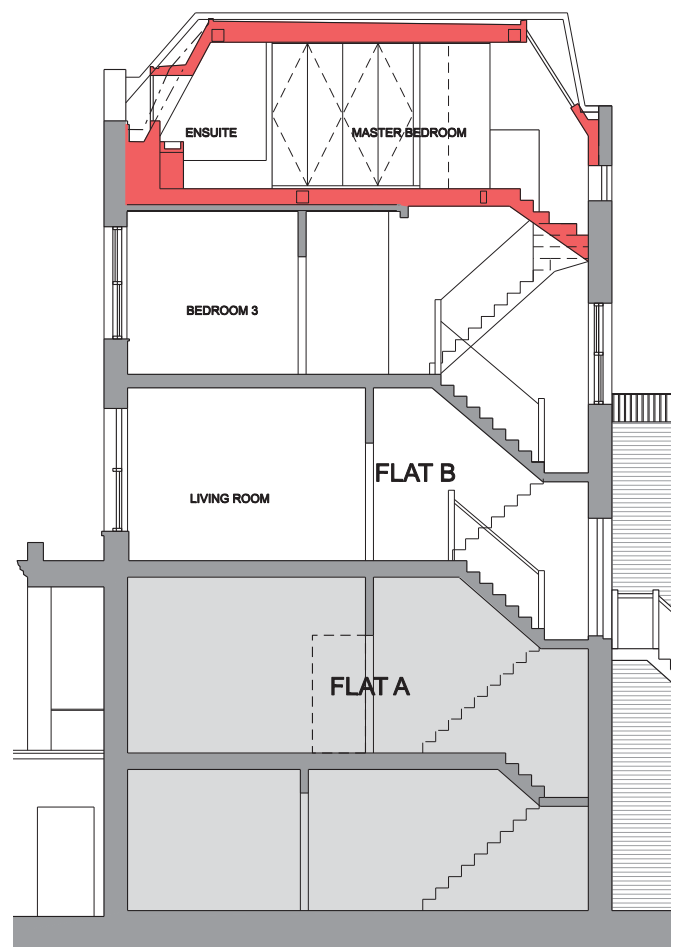


Fig.9 Section AA showing new extension

3.0 PROPOSED WORK

APPEARANCE

3.9 The adjacent roof extension has a mansard construction but sets a modern strip window back in to the structure. The mansard has hung tiles, believed to be eternit or similar and lead flashings to the coping and perimeters. The existing windows are aluminium framed sliding windows. The new roof extension is a mansard with a single lead clad dormer window to the front. As such it sits somewhere between what might be considered a traditional mansard construction and needing to appear paired with the adjacent property.

3.10 The steep mansard roof is proposed in slate. The flat roof in a single ply membrane, with lead flashings and lead cladding to the dormer window. The windows would be grey painted metal with modern detailing to distinguish the extension as modern and to respond to, with out matching, the adjacent roof extension.

3.11 As part of the works , the existing front facade will be repaired. Existing render and windows will be repainted, stone work repaired and brick repointed where required.



Fig.12 Proposed front elevation



Fig.10 Existing and Proposed Front Elevations



Fig.11 Existing and Proposed Rear Elevations



Fig.13 Proposed rear elevation

3.0 PROPOSED WORK



Fig.14 Proposed Front elevation



Fig.15 Existing Front elevation



Fig.16 Existing Rear elevation



Fig.17 Proposed Rear elevation