

john allen architecture

Lower Maisonette 48 Aberdeen Road
London N5 2XD

Tel 07956 250916
E jaarch@tiscali.co.uk

DESIGN & ACCESS STATEMENT

Proposed works to 5B Mornington Terrace, London NW1 7RR for Daniel Whitaker to include an attic mansard construction.

The Design

The existing terraced house was built in the 1840's. It is constructed of yellow stock bricks with stucco and has been converted into two flats on the upper two and lower two floors. The proposed development seeks to create:

An attic conversion with mansard construction to provide -

- An additional bedroom with separate shower room
- Space for a small roof terrace to the rear, (currently the flat has no outside space).
- New energy efficient heating system linked to solar panels

The Design and Conservation

The proposed development falls within the Camden Town Conservation Area and seeks to address issues raised from a pre-application planning advice meeting with Carlos Martin on 18 August 2011:

Attic conversion -

- Mansard roof proposed to match height and 80degree slope of existing neighbouring mansard at No. 6. The mansard walls will be finished in slate.
- Painted timber sash dormer windows hung with traditional weights will match the glazing design of the existing front sashes
- A painted timber folding/sliding door system will open onto to the rear roof terrace decked in timber and contained behind the existing parapet wall to the former butterfly roof construction. All to be sympathetic to the design requirements of Camden Planning Guidance - '41.Roofs and Terraces'

- The roof of the mansard construction will be no higher than that of the neighbouring attic construction at No. 6
- Extended brick parapet boundary walls will be constructed in reclaimed bricks to match existing London Stock
- The solar panels have been laid flat, (and out of street view) on the roof, in accordance with conservation requirements
- The balcony glazing to the rear is constructed without a handrail to lessen its impact

The external envelope -

- A new conservation-style black aluminium rain water hopper and downpipe will be fixed to the front elevation, in position and style to match similar street elevation rainwater pipes along the terrace.

The Design and The Environment

The proposed development seeks to consider as much as is possible its impact on the local environment, CO2 emissions and global warming:

- Roof mounted solar panels will provide additional water heating
- New condensing combination boiler with SEDBUK Value Band A rating
- New aluminium rainwater goods from reclaimed source

ACCESSIBILITY

The attic conversion has been designed to allow the easy flow of new rooms with the existing circulation.