

27 Rona Road NW3 2HY
DESIGN AND ACCESS STATEMENT
 with
Photographic Appendix

D&A Statement 2

1. EXISTING FEATURES OF THE SITE - POLICIES AND PROPOSALS

The property is located within the Mansfield Road Conservation Area and would have been constructed in the 1890's - completed by 1899.

Following a period of considerable neglect, together with inappropriate repairs, removals and minor alterations Planning Consent was granted on 14th June 2010 ref: 2101/2147/P for a major refurbishment project including alterations and extensions.

Construction is in progress. This application is for some amendments to the current consent.

Existing Rear Elevations

Retained and improved under the current scheme (re: 2010/2147/P)

Access to the existing Flat roof of the rear extension is via a sash window.

The proposal includes removal of this window and replacement with a fully glazed door to access the proposed flat roof terrace.

Rear Addition Flat Roof

The existing flat roof is bounded by a low parapet wall with concrete coping. The proposal is to add perimeter railings to match those at No 25 Rona Road, to use the flat roof as a roof terrace and to construct lightweight unheated greenhouse, hardwood framed and fully glazed adjacent to the rear wall. This construction is to be fully reversible and will be designed to have no impact upon the detail of the current rear elevation which is being fully restored under the current consent. The greenhouse is for growing plants and is not a (heated) conservatory or extension.

The majority of properties in Rona Road and Estelle Road use the rear addition roofs as roof terrace with railings including all those immediately adjacent and opposite (in Estelle Road). A significant number of these also have a second floor addition occupying part of the roof area, with a smaller external roof terrace to the rear. (see photographic appendix)

Single storey Rear Addition and Side Infill

Rear Addition

Fenestration is amended from the consent 2010/2147/P but we are advised that this considered permitted development.

Side Addition

This proposal is to extend the lean-to glazing to the full extent of the rear addition to improve the amount of natural light into the ground floor.

Glazing is shallow pitch and the boundary wall with No 29 Rona Road remains as the current consent. This alteration will have no impact upon No 29.

Generally

In developing these amendments to the current consent, we have further referred to B1, B3 and B7 of Camden's Replacement UDP 2006 along with the Camden Planning Guidance 2006 Chapter 19.

The proposals are designed to preserve and enhance the special character of the area and seek to create sound sustainable construction to a high standard of design.

Notably:

- . the proposals respect the site, setting and architectural integrity of the existing building.
- . original features are retained and restored or replaced exactly to match where the existing are beyond repair.
- . the alterations to the extensions currently approved maintain these newer additions as are subordinate to the original building in terms of scale and situation.
- . the terrace proposals respond to the predominant use, and nature of built and railed enclosures of adjoining and opposite dwellings. We further maintain that these proposals are more sensitive and in sympathy with the original building than many other structures and enclosures within the back areas of Rona Road and Estelle Road.
- . the proposals will be well detailed construction using good quality 'natural' materials that match or compliment the existing materials.

2. EFFECT OF PROPOSALS UPON NEIGHBOURS

The proposals will have little or no impact upon the locality and neighbours generally or the immediate neighbours at No 29 and 31 Rona Road, both of which make full use of the amenity value of their respective railed roof terraces.

3. ACCESS STATEMENT

There are no proposed changes to access arrangements.

PHOTOGRAPHIC APPENDIX



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Foreground No 27 roof (bottom right) and 25 roof terrace (bottom left) . Rear of Estelle Road properties beyond

Rear of Estelle Road Properties immediately opposite No 27 Rona Road and further to the North showing terrace use and extensions



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No 29 Rona Road Roof Terrace

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No 27 Roof
with No 25 Roof Terrace beyond

Views of rear of No 23 Rona Road
and further to the South

