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Planning Services
 London Borough of Camden
 Camden Town Hall Extension
 Argyle Street
 London
 WC1H 8EQ

Design and access statement

24A York Rise

Scope of proposed work:

The application proposes to upgrade the thermal performance of the external envelope and replace the existing artificial slate roof covering with a more durable standing seam zinc roof. The zinc will be a matt pre-patinated graphite grey similar to the artificial slate roof it replaces. Patent glazing will be replaced with a thermally broken glazing system of the same proportions and design. The proposed works include the removal of the garage door; the opening will be filled in with matching toothed-in brickwork.

Urban Context and Building Massing:

York Rise runs north/south as a central spine from the junction of Croftdown Road, passing through the houses of Dartmouth Park Road and related roads to the smaller houses of Chetwynd Road. It marks the course of a branch of the Fleet River, and formed a line of division between developments from Dartmouth Park Hill to the east and Highgate Road to the west. Until the late 1870s there was very little building in the street itself, and its building development has been very patchy. Consequently there are few buildings fronting the street and the central section provides views to the rear of houses on Croftdown Road (South), Woodsome Road, Dartmouth Park Road, Laurier Road and their well planted rear gardens. The garden walls of the end houses of the lateral roads, and their height are a significant feature of York Rise.

No.24a is a modern compact brick house and studio placed at right angles to the road on a small site, by van Heyningen & Haward, 1976, it has a pitched roof with glass. Brickwork is used mainly on the elevation facing the street to enhance the sense of a building placed behind a garden wall. The building its size and proportions and the courtyard layout make for a very discreet building. This is enhanced by the mature planting and trees surrounding the site.

It is proposed to fill in the old, now disused, garage door facing York Rise with brickwork and incorporate a roof verge detail that is the similar to that of the existing house.

Privacy and outlook:

There are no changes proposed to the internal arrangement of the house.

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Design and access statement: 24A York Rise continued...

Facing materials:

The original design uses artificial asbestos cement slate, at the time a relatively new product which was selected by the architects to give the building a sharply profiled contemporary appearance. The Eternit slate is used to cover the roof and wrap over part of the facade in the same material to create a continuity of envelope. Patent glazing has been employed to create elegant and slender rooflights and windows.

Camden Planning Guidance encourages developments to make the best use of available resources, minimise the production of construction-related waste and maximise the recovery or re-use of materials. In keeping with this it is proposed to upgrade the roofing materials to satisfy current demands for energy efficiency and promote the use of durable and recyclable materials.

This can be achieved with zinc. Unlike Eternit artificial slate which has a design life of 20 years zinc will last at least 3 times longer and can be recycled at the end of its useful life. The proposed glazing will be fully thermally broken aluminium sections with high performance glass.

The new materials will retain the original design intent of the house in providing a distinct roof and facade envelope that has an appropriately contemporary feel. The pre-patinated grey zinc will be laid in narrow standing seam roof bands to suit the scale of the building and add grain and interest to the roof in varying light conditions.

There are precedents in the area for contemporary metal roof designs: First House on Dartmouth Park Road by Justin de Syllas Architect has a corrugated metal roof.

Access:

The existing garage door is proposed to be removed as the garage space is no longer used. This application seeks to regularise the now established use as living accommodation.

Rozeman Architects,

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