

## Design an Access Statement For proposed 3<sup>rd</sup> Floor Mansard Roof Loft conversion at 8 Spenser Rise London NW5 1AP (A4 not to scale)

1. This is a late Victorian terrace property situated within the Darmouth Park conservation area on the lower end of a sloping street with front and rear garden space. The owners of the property have lived in the area for several years and wish to stay in the area and keep this as their home. They have three kids and plan to have more and would like that each of their children have a room of their own. They also would like more space should they need to accommodate guests or their extended family from time to time. Currently there is a Butterfly roof structure that is in need of replacement. The owners of the house propose to replace the existing with a mansard roof loft space to gain the extra space needed for them and their family to make this a comfortable home and make best use of it for the future without diluting its character.



No. 10



No. 8



No.6



No 9, 1a, 1b ,1c directly opposite number 8



Rear view of No. 10 adjoining with No.12

2. Several loft conversions on either side of Spenser Rise have been granted planning in the past and have been completed although the majority are two storey dwellings with a loft conversion. 8 Spenser Rise is a three storey private family dwelling. However at the bottom of Spenser Rise at the junction with York Rise on the opposite side of the street number 9 is a three storey property with a loft although this is a relatively new building in comparison to 8 Spenser Rise and indeed the majority of terrace houses on either side of this Street. See below.



3. In this design proposal the party walls will need to be raised. The proposed design will require raising the West party wall by 1.135M and the East party wall by 1.788M. The walls will be set back from the existing Parapet at the front and rear elevation and will follow the profile of the proposed new roof structure. The front parapet will remain as it is but the sloping profile of the roof at the rear will be raised and built horizontal topped with a precast concrete coping stone to match the front to the same level as the parapet at the front. The built block walls to the rear will be given an external render finish to match the existing beneath. The party walls at the rear will be built up in a similar fashion as the front elevation. At the rear the gutter will be repositioned to the West of the rear elevation from where it is at the centre of the rear elevation and a new box gutter built through the new Parapet structure built up at the rear which will drain the roof.

The appearance of the proposal is similar in pattern and materials to the other two storey properties that have had loft conversions completed such as numbers 14 to 22. The party walls will be built up in reclaimed or stock brick sourced to best match type and colour of the existing. The front and rear of the Loft is stepped back from the existing parapet with a pitch of 64° and will be clad in fibre cement artificial slates with similar end laps to the neighbouring properties. The 64 ° pitch of the mansard is stepped back so that it doesn't obstruct the passage of sunlight 45 ° over the existing parapet level. The top of the roof structure toward the apex will be clad in lead the raised roof wood rolls also clad in lead for weather proofing the joints. The proposed dormer windows are timber sash side hung treated timber frame painted white with 1.2m clear opening with glazed panels to match the colour of the windows beneath. The roof and cheeks of the dormer will also be clad in lead and coated in patination oil to avoid staining. The raised rear wall will be rendered and capped with a precast concrete coping stone and painted to match the existing.

The profile of the neighbouring buildings 22,20,18,16 and 14 all two storey step down with the slope of the street as one approaches Spenser Rise from the hill side until the flank wall of number 14 abuts that of number 12. Number 12 is a three storey building two properties up hill from number 8 where the line of the three stories start on this side of the street. The party wall between numbers 14 and 12 extends up above number 14. Number 14-22 all have had loft conversions completed. Until number No. 14's roof space was developed into a loft, the party wall of number 12 extended 1 storey above number 14. The roofs of numbers 8, 10 & 12 could be raised in a similar fashion as they step down from number 12 to 8 and beyond to number 2 on the Junction of Spencer Rise and York Rise. Raising the party walls of number 8 therefore does not dilute or diminish the original character or amenity of the Street and the other properties. See photo below.



The owner of number 10 has been consulted and have no objection to the proposed loft conversion thus far. So far the owner of property 12 has not been contacted. The owner of number 6 has been located and will be consulted shortly. No. 6 is a rental property currently with tenants occupying it.

4. Access to the Dwelling will not be altered and the existing Victorian arrangement of split level floors and flights of stairs to the upper floors is being retained. A new flight of stairs is proposed to the new loft space built of similar size and layout to those beneath being lit by natural day light coming through the dormer on the rear. The only slight obstruction to wheel chair users gaining access to the ground floor living area of the property is a slightly risen threshold as one enters the main entrance hall. Aside from the ground floor the house is unsuitable for wheelchair access due to the amount of steps in the upper floors.