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Proposed extension to Apartment 21, Imperial Towers, Netherhall Gardens, London NW3 5RT

Design & Access Statement,

The Property

Imperial Towers is a six storey block of apartments dating from the 1960's and located on the corner of Netherhall Gardens and Netherhall Way in the Fitzjohns / Netherhall conservation area. There is a lower two storey block on the same site to the west of the main block, however the proposals in this application relate only to the larger block. These blocks are predominantly built of a dark red brick with expressed floor slabs painted white along with windows and some wall panels.

The larger block could be said to comprise three wings, one to the south, almost abutting the boundary with the adjacent property, a small wing to the west and one to the north. Apartment 21 is located on the top floor and covers most of the plan area of the south wing and part of the west, the remaining area here forming a terrace. The north wing is a flat roof, provided with white painted timber and metal balustrading to the perimeter and access from the, apartment, mainly for the purpose of access to the lift motor room which is obtained from the upper roof. This flat roof of the northern wing forms the 'site' of the proposed extension.

The Proposals

The existing accommodation of the apartment comprises reception / dining room, kitchen and three bedrooms with associated bathroom facilities. One of the bedrooms has the benefit of the west facing terrace mentioned above. The proposed extension is to provide further bedroom accommodation which will permit the latter bedroom to become a second living cum study area and enable the occupiers to make better use of the terrace. Thus the proposals add a single bedroom and a living room to the present accommodation.

The proposed new accommodation on the northern wing is set back from the edge of the roof to minimise visibility from the street and to allow access to the perimeter for maintenance and repair. It is understood that consent is extant for glass balustrading to replace the existing timber and metal balustrade to the edge of the roof. Glass balustrading has already been provided to the balconies to the lower floor apartments. The new accommodation itself would be formed in lightweight construction, possibly constructed off site, to minimise the impact on the existing structure. It is proposed that the walls be clad in opaque glass panels which will reflect the sky. Windows would be incorporated within those panels. An oversailing roof with metal eaves will cap the new accommodation, the oversail articulating the form and providing an element of shading to the glazed areas.

The opportunity given by the proposed work would be taken to remove the roof access from the demise of Apartment 21 by providing a new access through the external wall at the head of the stairs and relocating the ladder access to the upper roof level.

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Access

In terms of access, there is no change to that to the apartment itself which is directly accessed by lift from the ground floor. Within the apartment as existing, there are no changes, but access throughout the new accommodation will be level and compliant with building regulations part M.

Pre Application Advice

Pre application discussions were held at Camden Council Offices on 19th September 2007 with Jeremy Howell who had no adverse comments to make in respect of the proposals.

25th January 2008