

Eldridge Smerin have been appointed by the owners of 27 Carlingford Road to act as Architects for the conversion of the existing loft space into an additional floor of accommodation together with some minor refurbishment and alteration works which have been the subject of two separate planning applications. The house, which is a single family dwelling, is one of a terrace dating from the late 1800's arranged over four main floors with a similar terrace opposite northwards to the front and southwards to the rear. The style of the adjoining properties either side to the front is similar with the remainder of the terrace going eastwards having a slightly different architectural treatment. Each house is L shaped in plan with a wing projecting beyond the line of the terrace to the rear where the terraces are separated by walled gardens with mature planting and a number of trees. Although the rear of the terraces have generic similarities, the arrangement of each has been adapted over time to suit the needs of individual owners with the resulting variety of massing, roof form and material treatment typical of these sorts of property. The roofs of all the neighbouring properties of similar arrangement on the terrace have been remodelled at various times to provide an additional floor of accommodation as have those of a number of houses on the terraces running parallel to the north and south.

The existing roof, which is finished in synthetic slates on timber rafters, is set behind a high brick parapet facing the street to the north and between high brickwork party walls from which brickwork chimney stacks rise to the east and west. The remodelling of the roof would see the existing roof replaced with a new roof finished in leadwork set just below the general level of the parapet of the existing party walls either side. To the north a continuous inclined frameless glazed rooflight would run down to a new gutter concealed beneath the existing parapet facing the street. To the south a new translucent frameless glass balustrade would be set behind the existing brickwork parapet which drops to a low point on approximately the centreline of the house. Behind the parapet and balustrade is an external balcony area which is separated from the new internal spaces by a run of grey coated metal framed glazed folding/sliding doors. Internally the new floor of accommodation is accessed by a purpose made feature spiral stair that runs off the existing second floor landing area without the need for any other alterations to that floor. The stair area is lit by a rooflight in the leadwork roof that would also be used to provide ventilation to the circulation areas of the upper part of the house. The new floor is intended to provide either a single new recreation and playroom for the family or a smaller playroom facing south with an additional bedroom to the north.

Access arrangements to the property remain as existing.

Although the conversion of the existing loft space involves the remodelling of the existing roof, the new roof is set back from the front and rear elevations sufficiently so not to be visible when viewed from either the street to the front or neighbouring gardens to the rear. The existing parapet lines are also left as is to further reduce the visual impact of the remodelled roof. The new translucent glass balustrade to the balcony helps ensure privacy is retained to adjoining properties at the upper levels. The new construction of the roof also helps improve the environmental performance of the house generally with the incorporation of photovoltaic panels in the roof finish being considered.