DESIGN & ACCESS STATEMENT
23 NASSINGTON ROAD, LONDON NW3

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PROJECT BACKGROUND

EXISTING SITE

The existing building is a late 19th Century 4 storey building of traditional masonry construction comprising semi basement / garden level, upper ground, first and second floors. The building contains 3 units as follows:

- Ground and basement maisonette
- First floor 1 bed flat
- Second floor 1 bed flat

The application is made by the leaseholder of the 2nd floor flat.

PROPOSED SCHEME

GENERAL

The roof void above the 2nd floor flat is proposed to be converted to habitable space for inclusion within the 2nd floor flat.

Access to roof

A new internal staircase is proposed. This is arranged to be within the existing roofline with no need for an external dormer window to the side.

Daylighting to new space

New windows are proposed as follows:

- New timber sash window to front gable.
- Conservation Rooflights® to gable roof and hipped roof.
- A lead clad dormer window to the rear roof slope.

Adherence to Camden Planning Guidance

General

The proposals have been carefully designed to ensure that the existing roofslope to all faces visible from the public realm is unaltered other than the installation of Conservation Rooflights ®.

Dormer window

Guidance in section 19 relating to the design of dormer windows states that the main concern of the section relates to dormers within front roof slopes. Section 20 suggests that more care should be taken in the design of windows to rear roof slopes if they are either:

- Visible from the street (not applicable – the rear roof is not visible)
- Visible across open spaces (not applicable – the rear roof faces directly onto the railway and is not visible from any significant point due to its elevation. The closest structure to the proposed dormer is between 90m and 100m away from the roof and at a much lower elevation. This can be observed by the officer by viewing the site.
- Within a conservation area or on a listed building. The building is within the South Hill Park Conservation area Sub Area 2 . However, it is not specifically identified as a building of interest.

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Given its location within a Conservation Area, the specific design of the dormer window has been carefully considered in relation to the existing building. The following points should be noted.

- The dormer width and head level match the dormer at 21 Nassington Road.
- The base of the dormer is designed in accordance with Fig 3 and is 500mm above the gutter level
- The design of the fenestration and dormer surface treatment is similar to that approved at 11 Nassington Road (2005/1422/P). The set back of 500mm from the edge of the hip is also identical to this approved application.

Rooflights and windows.

Section 23 requires rooflights to be flush with the existing roof finish and be conservation style. Rooflights proposed are high quality conservation style windows as follows: http://www.therooflightcompany.co.uk/conservation

2 new windows are proposed, 1 to the rear elevation to match that installed at 21 Nassington Road and 1 within the front gable. This is a common feature in the area and enables the front gable area to be made habitable.

Landscaping and trees

Not applicable

Parking

The unit is currently eligible for residents parking. The situation will not change.

Access

The existing 2nd floor flat is accessed from a 2 storey staircase. The loft conversion will add 1 more flight located internally within the unit.

Sustainability & environmental performance

The loft extension has been designed to accord with current best practice and our experience in low energy and low environmental impact design. In particular, it makes excellent use of an existing, currently unused space with minimal impact on its surroundings. In this sense, it represents a sustainable for of development.

Particular care has been taken to ensure the following standards.

- **Limiting heat loss**

  Insulation and glazing will all be designed to exceed the new Building Regulation standards.

- **Natural Ventilation**

  The space has a limited depth plan, allowing cross ventilation of the new room via openable windows and roof lights during summer and temperate times of the year. Trickle vents will provide background ventilation for the rest of the year.

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- **Natural Lighting**

  The internal spaces have been designed for excellent natural day lighting, minimising the need for artificial lighting. Energy efficient light sources will be used where possible.

- **Materials**

  Materials will be specified with consideration of the following criteria (in accordance with the BRE Green Guide to Specification)

  Toxic Pollutants arising from manufacturing and combustion

  Primary Energy used in extraction, production and transport

  Emissions of Carbon dioxide, volatile organic compounds, nitrous oxides, and sulphur dioxide associated with manufacture

  Use of mineral reserves, water or fossil fuels

  Depletion of reserves of raw materials

  Generation of wastes

  Issues associated with recycling –it is intended to use a number of recycled materials in the finished product, and aim to allow some of the building products used in the construction of the building to be capable of being recycled.

  Timber products used will have FSC certification

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