The Planning & Compulsory Purchase Act 2004
Design Statement for Roof Extension 41 Spencer Rise NW5

Scope of Work

The works are designed to provide additional accommodation by raising the roof on a two-storey Victorian house. Spencer Rise was originally a street of small two-storey early Victorian terraced houses but many of the properties have been converted to three storeys by the addition of rooms in the roofs.
The front elevation is in yellow London stock brick, English bond with timber sliding sash windows and plaster cornicing to first storey windows. The London roof is hidden behind a high front parapet.
At the rear there is a two storey back addition with a flat roof which appears to be contemporary with the rest of the house. Two single storey glazed extensions have been added in the 1980's

Construction

The roof extension has been designed to blend in with both the existing house and the adjacent buildings. This has been achieved both by the materials which have been specified and the scale of the development.

At the front the existing parapet will be maintained and a new hidden gutter will be constructed behind to drain the front roof. All exposed brickwork is to be in salvaged yellow stocks to match the existing elevation. The chimney is to be raised up to suit the new roofline and where possible the existing pots will be re-used and where they are not, salvageable new clay pots will be installed. The visible roof covering to the mansards is in manufactured slate which matches natural slate in colour and dimension. The roof windows are a proprietary type in softwood the size and scale to match with the existing on the front elevation. The design is repeated at the rear for consistency but here the elevation has been previously altered and does not present a strong pattern to follow.

Design

An internal floor to ceiling height of 2.3 metres has been designed as a comfortable minimum for bedroom accommodation whilst ensuring that the new raised roof line is as low as possible to minimise its impact on the streetscape.