

Planning  
Development Control  
Camden Town Hall  
Argyle Street  
London  
WC1H 8ND

23 May 2006  
065/4.01/001

**plastik**  
architects

Dear Sir/Madam,

**RE: 47, PRATT STREET, LONDON, NW1 0BJ- PLANNING APPLICATION**

I enclose a planning application for a roof extension to the above property. The following information is attached:

- Drawings 001-009- Plans & Elevations
- Planning Application Fee- Cheque for £135.00
- Photographs- Existing property and examples of related Plastik Architects work
- Planning Application Forms
- Design Statement in support of our application

We are keen to receive your comments on our proposals as early as possible so that we can make any alterations necessary within the statutory 8-week period.

I look forward to hearing from you shortly.

Yours sincerely



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cc. Dante Leonelli

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## 47, PRATT STREET, LONDON, NW1 0BJ- ROOF EXTENSION

### Design Statement

#### 1.0- Existing Site

- 1.1- Your department has advised me that this property is not in a conservation area. The north side of this end of Pratt Street primarily consists of dwellings with some shops and restaurants at street level. The dwellings are typical and unremarkable late Victorian or turn-of-the-century terrace houses.
- 1.2- The frontages are largely in their original state although numbers 43, 45 and 49 have all had roof extensions added with no consistent architectural manner and generally to a poor standard of workmanship (refer to elevation drawing 065-P-008).
- 1.3- The rear of the terrace houses are even less consistent with a number of poor quality extensions and additions at ground and roof level. It is also noted (refer to Site Photographs, Rear of Property) that the materials used to clad the roof extensions to numbers 45, 49 and 51, differ from each other. To number 45 terracotta tiles have been used, to 49 fake slates and to number 45, yellow bricks.

#### 2.0- Response to Supplementary Design Guidelines

##### *Clause 2.8.1*

This proposal would constitute a fundamental alteration to the roof as described in this clause. The house is not within a conservation area.

##### *Clause 2.8.2*

*a-g-* The circumstances listed here which may constitute an unacceptable proposal do not apply, and on this basis our proposal could not be described as having an "adverse effect on the skyline" as defined by Clause 2.8.2

##### *Clause 2.8.3*

*a-* There is an established form (although not a style, or type) and precedent for this proposals given that the adjacent properties have roof extensions and our proposal would therefore be continue "a pattern of development (and) would help to re-unite a group of buildings and townscape"

*b-* This alteration is architecturally sympathetic in its form, height and design for the reasons explained within Section 3

*c-* There are a variety of roof additions which by design have "severely compromised a group of buildings or terrace" and also "a further development of a similar form (but not architectural treatment) would not cause further harm"

*Clause 2.8.4*

The proposal would involve the retention of parapet walls and repair, re-pointing of brick to the rear to match existing mortar colour and pointing style. We have also retained the existing chimney and pots

*Clause 2.8.5 to 2.8.10*

The property is not within a conservation area and the eclectic nature of the street does not demand a traditional mansard arrangement. Our proposal is for a simple and modern roof extension that does not compete with the original house, as opposed to a traditional mansard extension and as such guidance under Clauses 2.8.5- 2.8.10 are not relevant.

*Clause 2.8.11*

The roof falls to the rear and a concealed downpipe is proposed with a refurbished hopper head and downpipe is proposed to the rear is line with *Diagram 2.9* under this clause.

*Clause 2.8.12- Valley Roofs*

Parapets are retained to the valley roof. The new roof form does spring from behind the existing parapet line and at the rear to a 70 degree slope. Window openings are described on the drawings submitted and in a modern manner for the reasons explained under the following Section 3- Design Proposals

*Clause 2.8.13 to 2.8.13*

Not relevant

*Clause 2.8.19- Balconies and Terraces & Clause 2.8.20 Roof Level*

Neither a terrace nor balcony is proposed.

3.0- Design Proposals

3.1- We have referred to the council's supplementary design guidelines clause 2.8- Roofs and Terraces

3.2- Our client's brief is to provide a good-quality, well-designed and simple extension which would minimise impact on the existing house. This space would be used as a studio and storage space for his art works.

3.3- The roof extension is set-back from the front façade by 2.4 metres and as such would be barely visible from the street. This is to minimise the impact of the new extension on the original building. The parapet to the front will also be retained at its current height. This set-back arrangement means that the new front elevation to the roof extension would be a vertical, non-sloping facade.

3.4- The rear façade of the extension is slightly set-back behind the existing (hipped) parapet wall. This elevation would be at a 70 degree (mansard) pitch. This elevation has also been

treated as a modern, non-traditional design which responds to the inconsistent appearance of all the neighbouring properties along this part of the terrace.

3.5- We have also proposed to retain the hipped roof arrangement to the rear façade that is considered a more respectful and simple detail that would avoid the necessity to stitch-in new bricks. This detail would also seem to achieve a more sensitive balance of new versus old.

3.6- The height of the new extension would not exceed any of the existing extension along the terrace, ie: two brick courses below the concrete coping to number 45 (refer to drawing 065-P-008).

3.7- The internal proportions are based on a 1200mm grid which relates to standard plywood sheet sizes (2' x4'), to achieve a harmonious and proportionally simple arrangement that can be read internally and externally. This arrangement is counter-balanced with centrally placed arranged glass units to the front which defer to the symmetrical window arrangement to the street frontage.

3.8- Good quality materials have been specified, with horizontal cedar cladding to the front and rear together with carefully and simply detailed glazed elements to achieve a clean and un-fussy appearance. This is distinct to, and respectful of the original house. A concealed gutter and down-pipe at the rear would serve the new flat roof. This concealed arrangement will visually protect the simplicity of the new design.