

Planning Application Design and Access Statement

Flat C, 89 College Place, London NW1 0DR

Proposed Conversion of Roof Space into Bedroom and Shower Room
Installation of Three Velux Roof Lights in Existing Slated Roof Slopes

Design

It is proposed to increase the size of this self contained maisonette from two bedrooms to three bedrooms by converting the existing roof space with a staircase from the second floor landing leading to a landing in the roof void and a double bedroom with en suite shower room.

The property is a three storey terrace house built about 110 years ago as a single family dwelling. It has been divided for many years into two self contained flats on the ground and first floors (Flats A and B respectively) and a maisonette (Maisonette C) which has a front entrance door on the first floor communal staircase landing leading to an internal staircase to the second floor accommodation.

The existing self contained maisonette has a gross internal floor area of approximately 72 square meters. The present accommodation comprises the entrance door at first floor level, small landing with internal staircase to second floor, second floor landing with doors to two double bedrooms, kitchen/dining room, reception room, shower room with shower and hand basin, separate toilet with WC.

The roof void over the front section of the maisonette has a maximum head height of 2.4 meters below the ridge. There is adequate space to construct an additional bedroom and shower room. The floor plan shows the additional accommodation which has a floor area of approximately 26 square meters with part sloping ceilings and 300 mm high ashlar walls at front and rear. The additional accommodation comprises a spiral staircase from the existing second floor landing located in the corner after reducing the size of the existing landing storage cupboard, a landing in the roof void, one double bedroom with en suite shower room containing a shower cubicle, WC and wash basin. This accommodation within the existing roof space can be constructed without any external alterations except the three new Velux rooflights that are needed to provide natural lighting and natural ventilation to the new bedroom and shower room.

The supports to the existing pitched rafter slated roof would be changed by removal of the mid span purlins and struts and replacement with steel beams and load bearing ashlar partitions at the front and rear. Removal of the struts will provide uninterrupted floor space in the centre of the roof.

The new floor would be constructed by new timber joists spanning between the new steel beams located next to the existing floor joists so most of the structural work can be carried out without disturbing finishes in the existing second floor accommodation.

The most convenient position for the staircase is at the front of the second floor landing by reducing the size of the existing storage cupboard. It will not be necessary to alter or reduce the sizes of any of the habitable rooms.

Soil and waste services will connect to existing pipework in the rear lightwell and within the second floor of the maisonette. The existing electrical, cold water, hot water and space heating services in the maisonette will be extended into the new roof space accommodation.

The proposed extension of the flat provides additional bedroom and shower room accommodation without reducing the existing habitable accommodation and without any alterations to the external parts of the building except the three roof lights.

Access

There is no vehicular access to the property and there is no scope to alter the property to provide off street parking as the dimensions of the area between the front elevation wall and the back edge of the public footpath are too small. Motor car parking is by permit on the adjoining public highways.

Pedestrian access to the property remains as existing from the public footpath over the small front garden to the communal front door and then via the communal staircase to the first floor landing. The entrance door to the flat leads off this landing and an internal staircase leads to the landing and existing accommodation on the second floor of the maisonette.

The new spiral staircase providing access to the roof void is located in the corner of the existing second floor landing.