

**10b St Albans Road
Dartmouth Park, London
NW5 1RD**



**Full Planning Application for Internal Alterations and Loft
Conversion with Roof Terrace**

Design and Access Statement

To be read in conjunction with drawing numbers PL-001 to PL-006.

June 2014

Hove Contractually LLP for Mr Steven Morris

Use

10 St Albans Road is a two storey Edwardian/early Twentieth Century, semi-detached residence in the Dartmouth Park conservation area of Camden, located at the south-east corner of Hampstead Heath, London, NW5 1RD.

The house is divided into two flats, each occupying separate floors. Number 10b is the leasehold first floor flat. The application is for the alterations to the first floor layout, the conversion of the loft for further accommodation, the removal of a rear chimney stack and provision of a private roof terrace with full height screen to the rear outrigger.

The freeholder is Camden Council. Discussions have been held with the Leaseholders Services department to review the proposals and purchase of the loft area. Planning permission is sought in order to apply for the Licence of Alterations required by the freeholder before any agreed building works can commence. The required licence will not be issued until all statutory consents, including planning, building control and party wall agreements have been secured.

It is understood that, as of October 2013, a separate Conservation Area Consent is no longer required.

Amount

The conversion of the loft will increase the net floor area by approximately 44.2m² (bedroom, en-suite and hall). The proposed terraced area is 9.5m². The internal roof volume will be increased by approximately 21.5m³ with the inclusion of two dormer windows as shown on drawing numbers PL-004 to PL-006 (side dormer: 7.25m³ and rear dormer: 14.2m³).

As the net accommodation increase does not exceed 100m², the Community Infrastructure Levy is not applicable for this submission.

Layout

Number 10b is a three bedroom flat currently occupying the first floor of the property. The proposal seeks to remove an internal wall to create a combined kitchen/dining/living room, to relocate the kitchen and bathroom and one of the bedrooms, to convert the loft space to provide an extra bedroom with en-suite shower room and to create an enclosed private terrace at roof level atop the existing flat roofed outrigger, as shown on drawing numbers PL-004 to PL-006.

The proposed loft extension will incorporate slimline conservation rooflights to the front elevation and flat roof, tile hung dormers to the side and rear elevations.



Number 10 St Albans Road, London NW5 1RD

Scale and Appearance

A sympathetic approach to the conversion is proposed in order to respect the character of the original building and local conservation area.

The existing property incorporates the following:

- Red brickwork at ground floor level and to the two storey rear outrigger.
- Unpainted textured stucco at first floor level.
- Red clay tiled pitched roof to main building.
- Flat lead sheet roof to rear outrigger.
- Red brickwork chimney stacks and decorative corbelling at first floor and eaves level.
- Original, white painted, single glazed timber windows: half leaded casements to the front and sliding sashes to the rear.
- Single glazed timber rooflight to the rear elevation.
- Low level brick walls, vertical timber shiplap fencing with various shrubs and hedges to the front, side and rear boundaries.

The application proposes the following:

- Retention of red clay tiled pitched roof.
- Two new dormer windows comprising, vertical clay tiles to walls, double glazed timber windows (half leaded casements to the side and sliding sashes to the rear), timber fascias and zinc flat roofs - all to match existing materials and details.
- New windows and dormers will align with windows below.
- Removal of rear chimney stack.
- Original windows and doors to be retained as existing.
- New slimline, double glazed conservation style rooflights to the front and rear elevations.
- Proposed second floor roof terrace with paved patio area and full height opaque structural glass balustrade/screen, as shown on drawing numbers PL-004 and PL-006.

Landscaping

The proposal does not include alterations to the existing external amenities.

Access

The property is accessed from St Albans Road, via a shared front garden and communal entrance lobby. There is side access to the rear garden which is part of the ground floor demise.

Access to both 10a and 10b St Albans Road remain unaffected by the proposals.



View of loft space toward party wall.

Photographs



Rear Elevation



View toward number 20 Swains Lane.



View toward number 12 St Albans Road.



View toward rear outrigger and party wall with number 8 (dormer just visible).



View of rear outrigger.



View of front and side elevations.

