

## Design and Access Statement

### Proposed Extension of the Existing Roof-Top Conservatory for Penthouse 1106, Boydell Court, St. John's Wood Park, London NW8 6NH

#### *Introduction:*

Boydell Court is an existing residential estate within St. John's Wood containing four blocks of apartments within two separate buildings. One building contains 57 apartments and the other contains 59 apartments. There are also seven houses within the estate.

Over the last twenty years both apartment buildings have been extended upwards to provide a number of penthouses. Each of these penthouses has a conservatory, which leads on to an individual private roof terrace. Since the completion of the construction of the penthouses three have received Planning Approval to increase the existing size of their conservatories, namely penthouses numbered 1012; 1101; and 1102.

Apartment 1106 happens to be the largest penthouse on the site with the largest roof terrace, yet it has one of the smallest conservatories. This planning application is to increase the size of the existing conservatory to bring it in line with other conservatory extension approvals.

#### *The Design Proposals:*

It is proposed to increase the size of the conservatory by simply moving the end-glazed wall outwards along the length of the roof terrace to a line equivalent to that achieved with penthouse 1012 as can be seen in the photograph on the next page.

The construction of the extension to the conservatory will be identical to what exists. The double-glazed windows and doors will be within white powder-coated aluminium frames. The square gutter around the conservatory will also be of white powder-coated aluminium as will be the rainwater pipes. The tiled roof will be artificial slates, to match the existing, and the extended flat roof finish will be a cold applied liquid waterproofing such as Kemperol.

All other items around the conservatory will remain as existing including the glass balustrade. We will not be making any changes to the brickwork that forms part of the conservatory.



View from the roof terrace of 1106 looking towards the extended conservatory of 1012 on the other building. One can also see the extended conservatory of 1103.