

Flat 23, Tamar House, 12 Tavistock Place, London, WC1
Applicant: Martin Tiffen

Design and Access Statement

Internal alterations with extensions at roof and rear

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View looking towards 12 Tavistock Place

Introduction

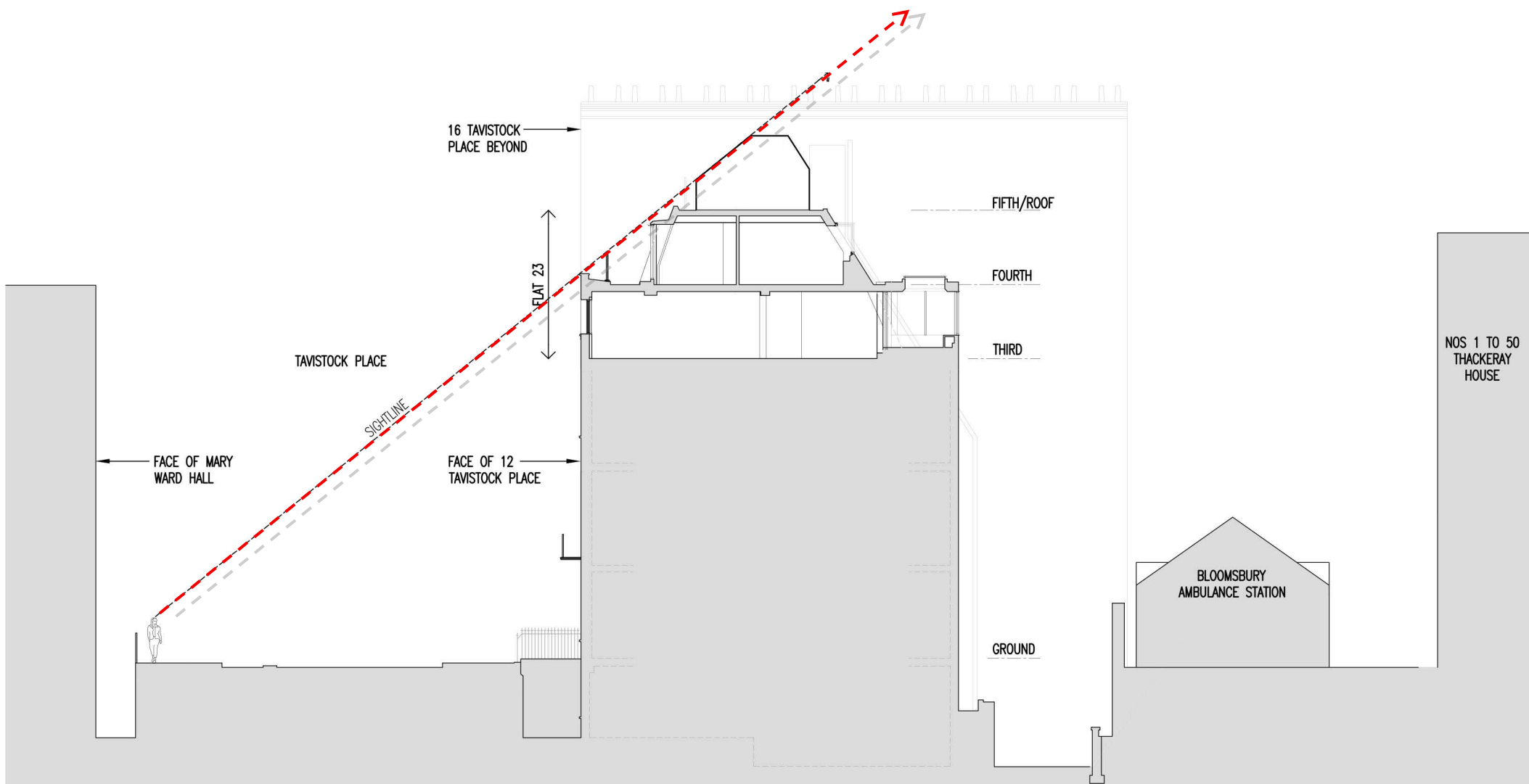
The host building is a grade II listed building and situated within a conservation area. The subject of this application is a duplex flat (flat 23) situated on the top two floors. Although the communal entrance from the street is at number 12 Tavistock Place, the flat is actually displaced to a position directly above 8 Tavistock Place and there is an access corridor at level 3.

The purpose built block contains a number of flats of similar type and style. The original façade was part of a terrace of houses designed by James Burton in 1801 and this was completely replaced at the time the block was constructed, in the 1970's. The block is therefore a replica construction with a facsimile façade.

The proposed works to the flat include the demolition of internal non load bearing walls/partitions and the increase in size of existing window openings. None of the windows that are proposed to increase in size can be viewed from public street level. The period sash windows of the living room are part of the front façade and it is proposed to remove the existing poor quality secondary glazing and replace with new. This will not impact visually on the existing fenestration pattern of the sash casements.

The proposed changes are intended to modernise the tired and dated property and bring it up to compliance with current standards and expectations. The following changes are proposed:

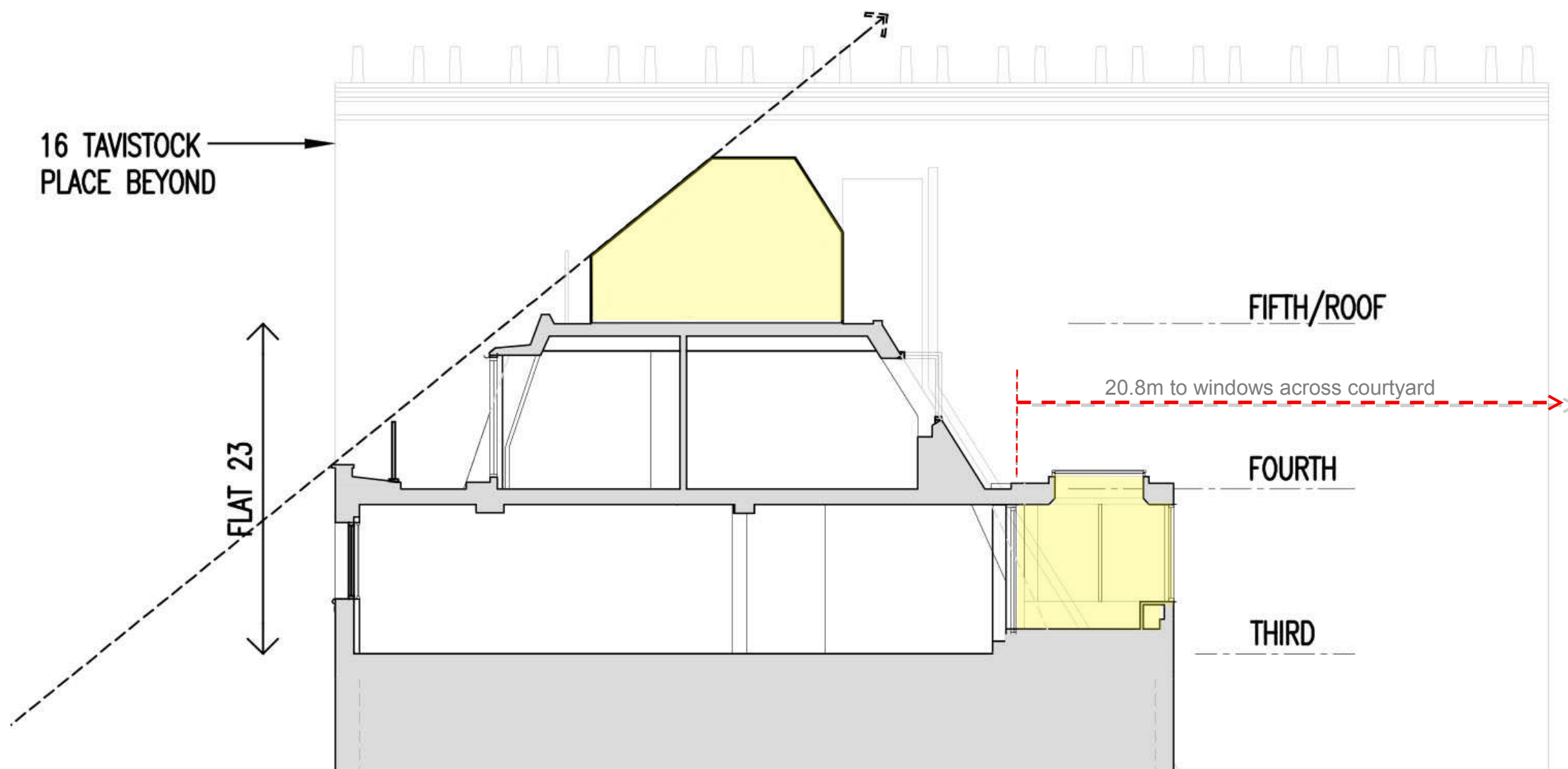
- 1.Entry level – Open plan living and kitchen areas
- 2.Entry level -- New kitchen extension (onto external terrace)
- 3.Upper floor – windows/doors, new stair to roof room
- 4.Roof room – extension on roof to provide extra bedroom



SECTION THROUGH SITE

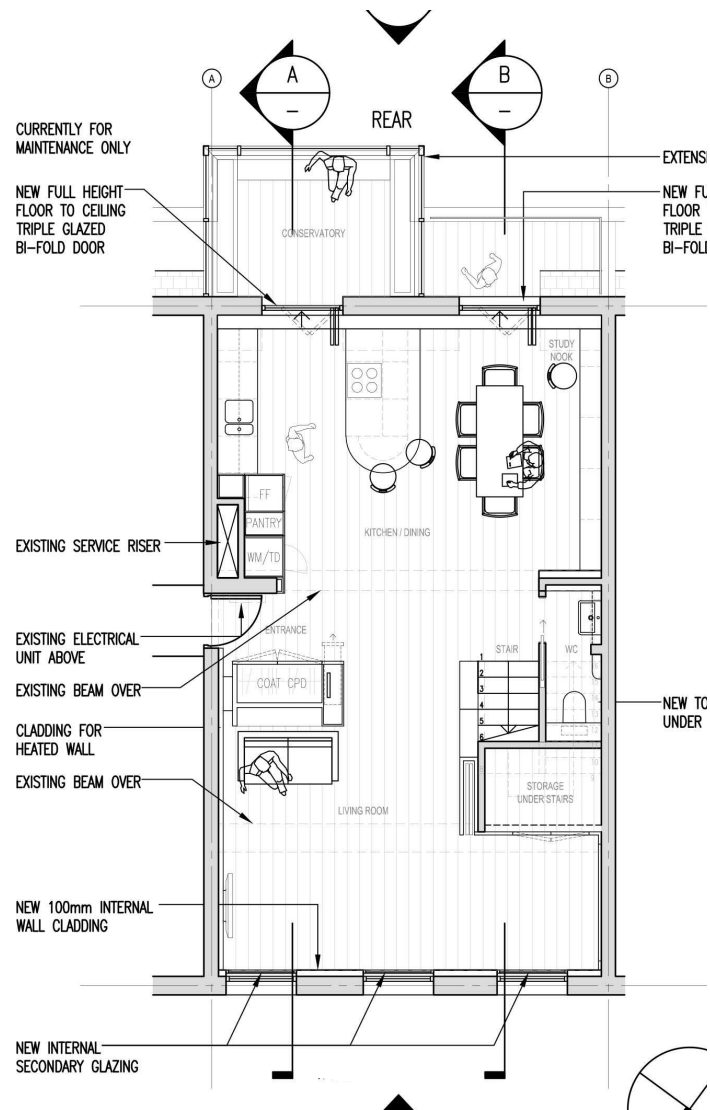
Visibility from the street level

The upper floor of the flat is set back from the street façade by a communal access terrace that effectively means that the existing upper floor is not visible from the street (when standing close to the façade of Mary Ward Hall directly opposite). The proposed extra room at roof level is set back along the same sight line, so as to also be completely invisible from street level.

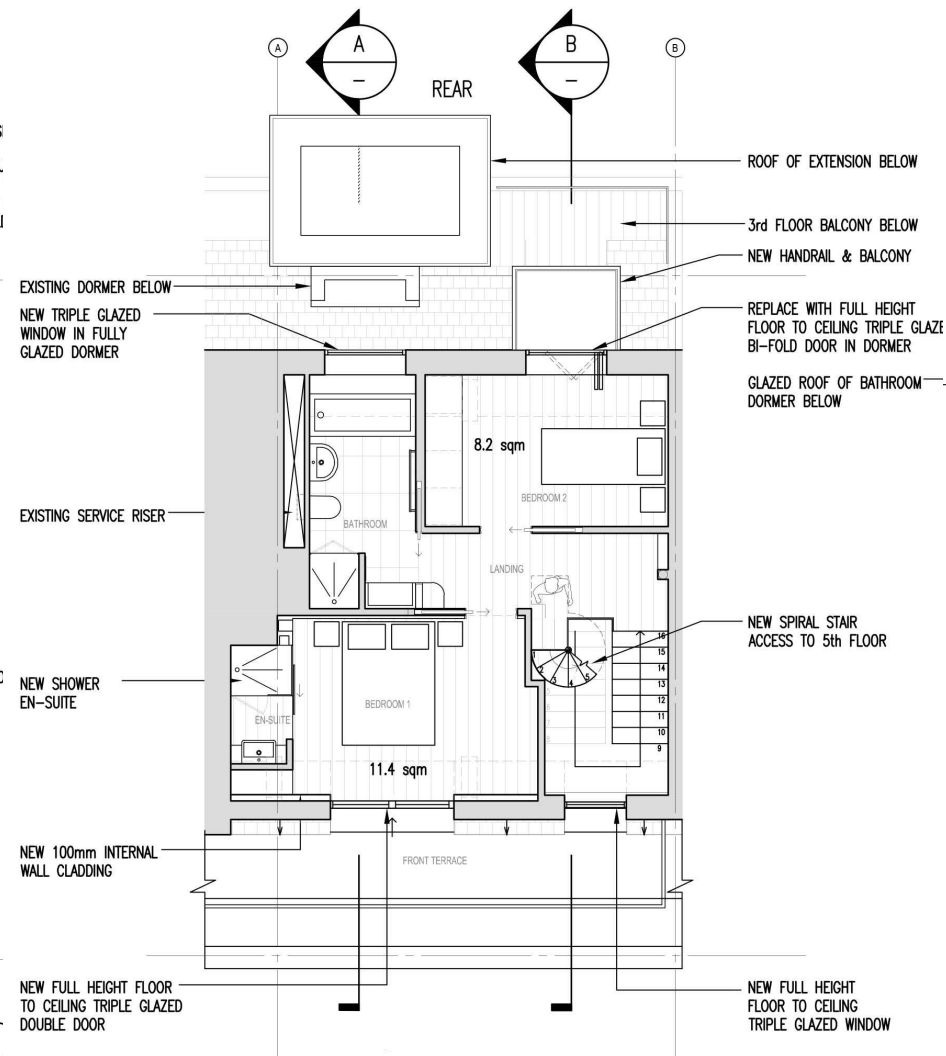


Extensions – Roof and rear

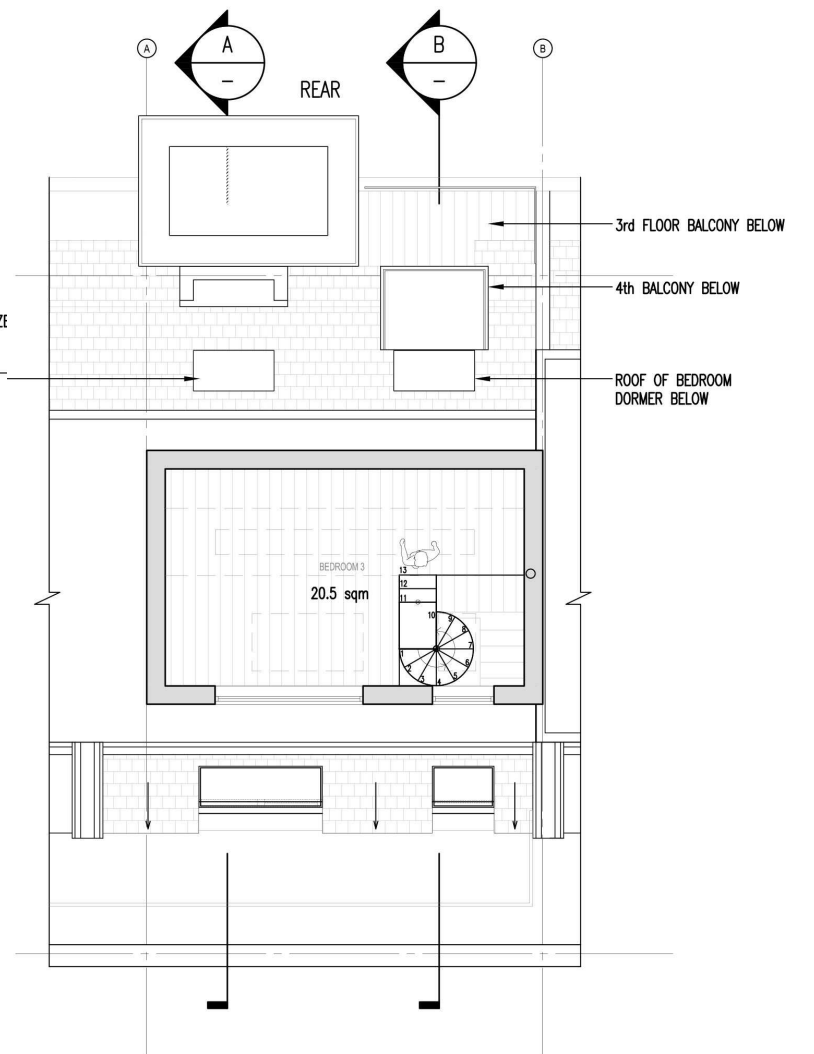
The roof extension is shaped to align with the sightline from the street and at the rear a sloping face has been introduced to soften the otherwise cubic volume. Enough height has been sought to enable 2.3m internal height to be achieved. The rear extension from the kitchen is constructed onto an existing terrace currently part of the common spaces of the building (freeholder application for lease submitted), which is not used at third floor level.



Third floor plan



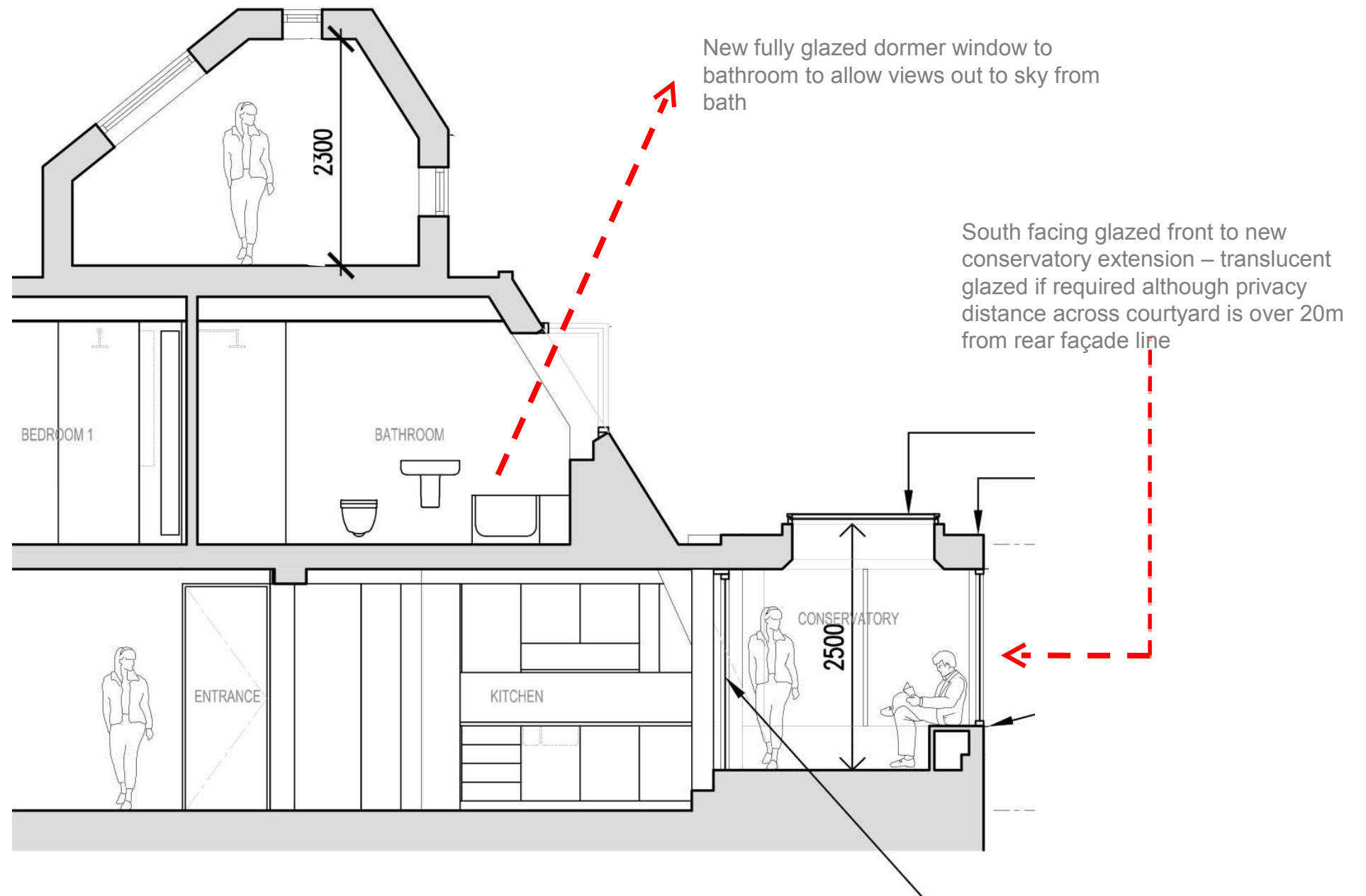
Fourth floor plan



Fifth floor plan

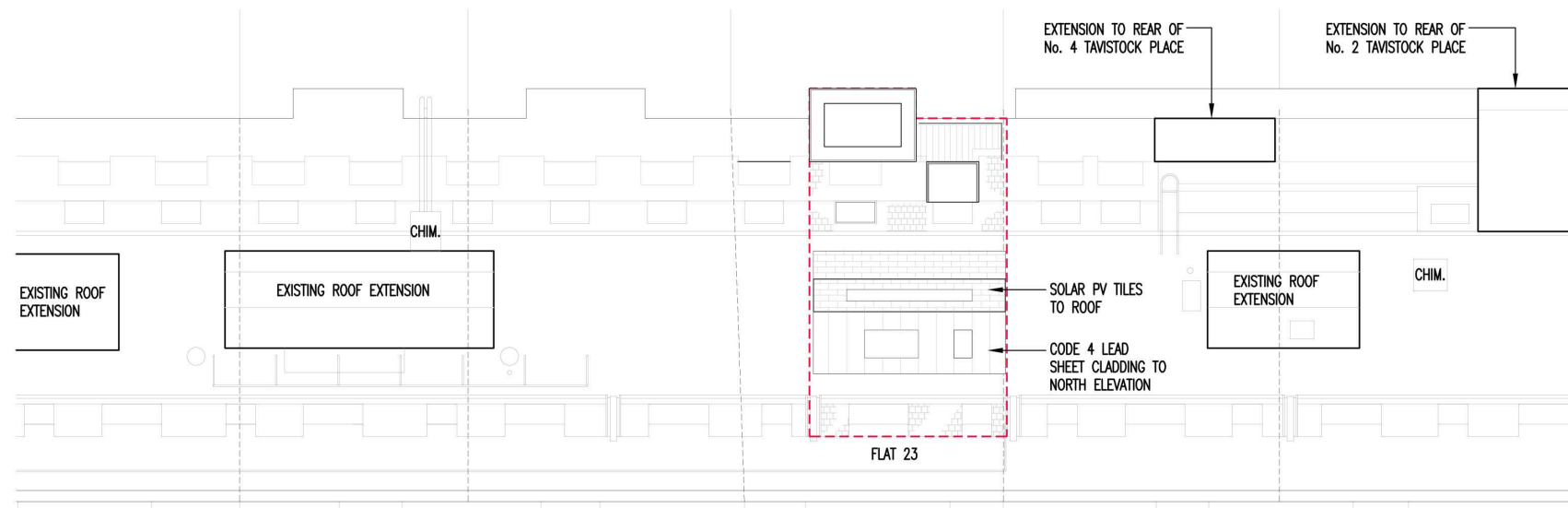
Proposed plans

The entry level plan is an open plan area which allows the family to enjoy the maximum feeling of spaciousness and to easily move between different zones. The kitchen is extended forward and a small terrace is provided off the dining room. The upper floor is very similar to the existing layout but a spiral stair is added to provide access to the new level above. An en-suite is also added to the main bedroom. In the new bedroom at fifth floor level there is a large north facing rooflight to provide excellent natural light for an alternative use as an artist studio for the client's painting and drawing hobby.



Bathroom dormer and rear extension

The existing bathroom rooflight that is parallel to the roofline is changed to a glazed dormer with transparent glazing to horizontal glass element to allow views out to the sky.



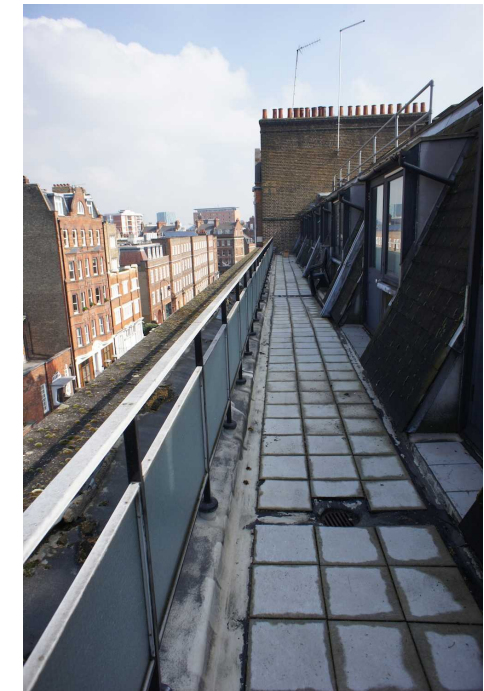
Roof plan of terrace group showing existing and proposed roof extensions



View looking along front terrace towards the west



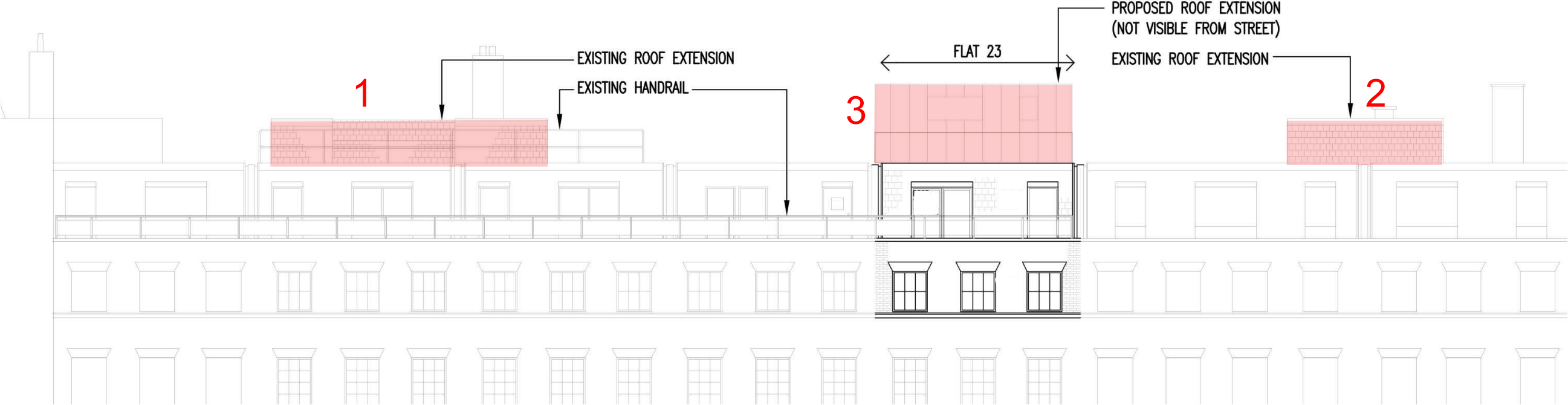
View looking along rear terrace towards the east



View looking along front terrace towards the east

Roof plan and existing roof at front

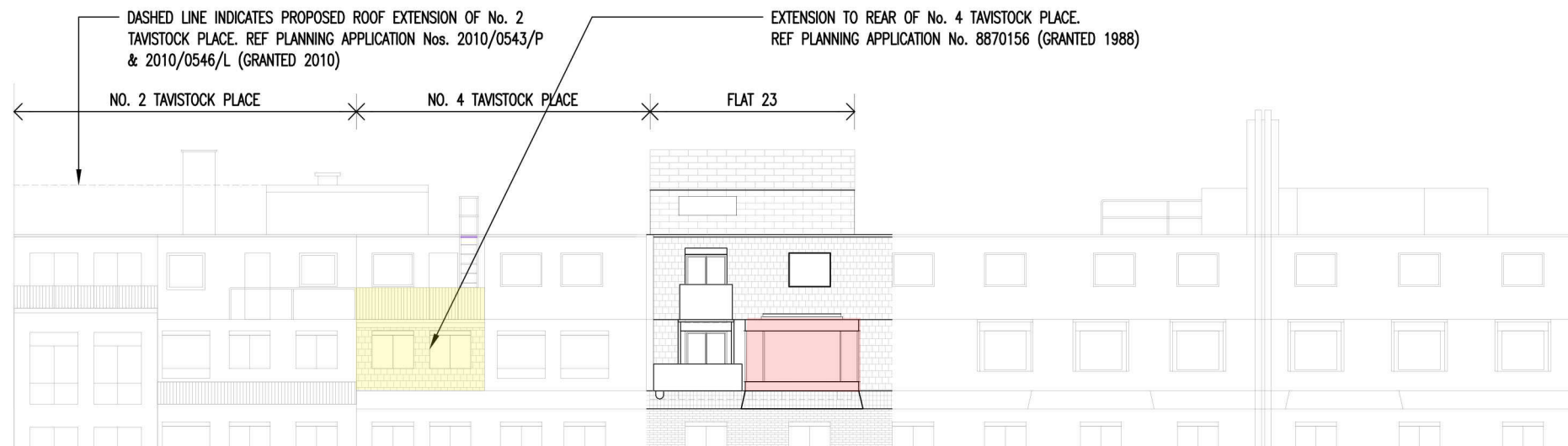
The proposed roof extension is situated between other existing roof extensions both to the east and to the west.



Long elevation of top floors of the terrace group showing proposed and existing roof extensions

Roofscape – along front elevation

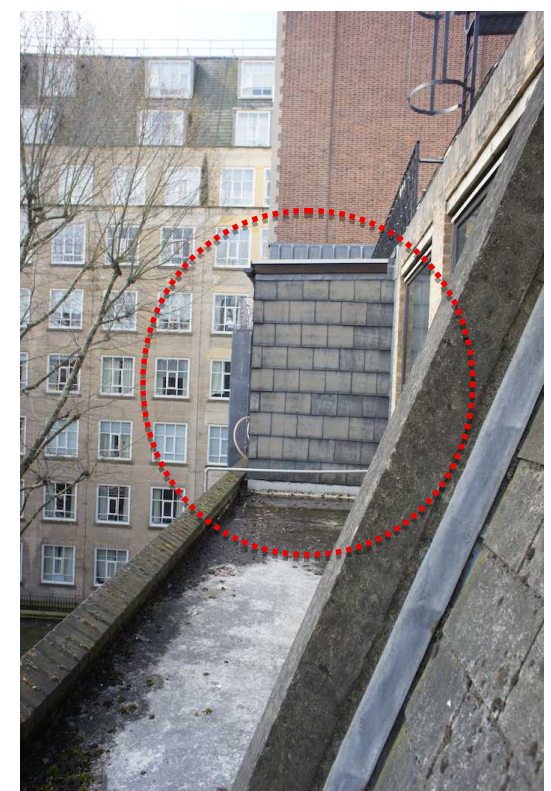
The existing constructed volumes on the roof (1) and (2) are clad in slate effect tile which are currently in poor condition. The proposed extension (3) will be clad on the north elevation (invisible to Tavistock Place) in code 4 lead wrap. The south facing side and the flat roof section will be fitted with solar PV flush tiling to provide over 2KW/h power output to grid



View looking east at rear into courtyard showing roof of dormer below



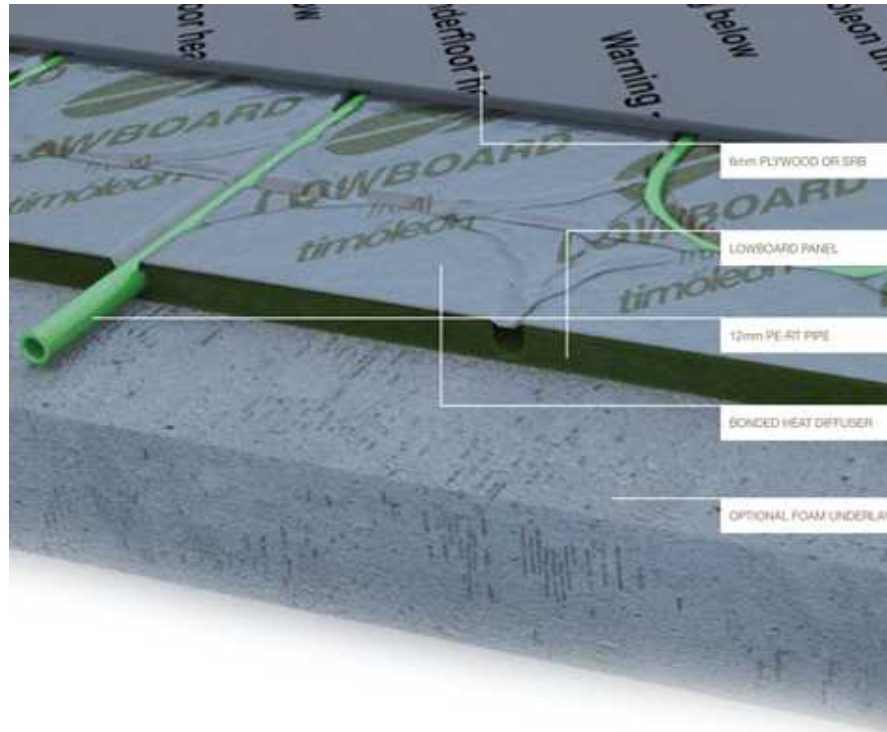
View looking at existing extension at 4 Tavistock Place from restricted access point next to ambulance station



View looking along terrace at existing terrace extension at 4 Tavistock Place

Roof at rear with existing extension built out onto terrace

The proposed new conservatory extension onto the entry level terrace at the rear (pink tone on elevation above) is similar in massing to the existing extension built out onto the rear terrace at number 4 Tavistock Place (yellow tone on elevation above). This is shown in the images above, clad in man made slate effect tiling on its vertical faces. It also has a balustraded terrace/balcony on its roof.



Sustainability

High sustainability credentials for the refurbished dwelling are seen as both essential (in advance of Carbon Zero 2016) and of long term benefit to occupiers. High levels of insulation and positive input ventilation system are planned to ensure good airflow and filtered air quality.

Solar PV tiles: On the roof and south facing wall of the proposed roof extension, solar PV tiles will form the external wall cladding and will supply power to the grid and to the dwelling reducing bills and carbon emissions.

Heating: Low temperature under-floor heating (15mm thick by Timoleon) using the common hot water supply has been selected. This will give good heat distribution and allow the existing radiators to be removed (improving the flexibility of the interior space).

New Windows: The new windows will be triple glazed and thermally broken to give high performance. The front façade windows will be fitted with secondary glazing to the existing sashes.

Lighting: LED low energy lighting will be fitted throughout