



Directorate of Planning and
Conservation,
Camden

January 2015

Dear Sir,

Re: 107 Brecknock Road, London N7 – Roof extension & Alterations to Internal Layouts – Design & Access Statement (D&AS)

The existing site:

The character of the area is mainly residential and the appearance consists of buildings from a mixture of periods, from post war social housing to Victorian terraces and semi-detached villas.

The property in question occupies the last two levels of this three story Victorian terrace with two single dwelling flats below and is part of a terrace of 6 x 3 properties all of which have relatively unaltered valley roofs, with the exception of the application site which has seen its valley roof infilled with a flat roof sloping from front to back

The property is not listed and is not within a conservation area.

The Brecknock Road elevation has painted render from the ground to first floor level and the remainder is exposed brickwork with a painted parapet to roof level. All the existing features will be retained with the exception of the existing roof.

The Proposal:

The scheme involves the demolition and removal of the existing single pitched roof to allow for the proposed roof extension. The new roof extension will accommodate an additional room and bathroom to the property. The roof will be constructed as a mansard roof using natural slate finishing tiles which is in keeping with the neighbouring extensions.

The new mansard roof will be approximately 1 metre higher than the existing but will not create any visual barriers or affect daylight to the neighbouring properties. Due to this increase in roof level the party walls and chimney stacks to both neighbouring properties will need to be raised.

The proposal will also allow to reinstate the original butterfly roof profile on the rear of the building with the proposed mansard set behind it while the largely unimpaired roofline at the front will be maintained unaltered as the mansard extension will be approximately 1.8 metres away from the front parapet.



Layout:

The proposed layout introduces an additional floor which reflects the staircase layout of the existing house. The proposed mansard roof has been set back from both the front and rear elevations in order to reduce its impact on the elevations and to the front the existing parapet will be retained creating a further visual barrier. A dormer is proposed to the front and a new openable set of glazed windows to the rear elevation.

Scale:

The proposed roof extension will add approximately 18 sq/m of internal space (and 13 sq/m external) and does not occupy the full length of the property as the mansard is set back from both the front and the rear elevations.

Appearance:

The proposed mansard roof and dormers will be in-keeping with similar neighbouring extensions using similar materials such as: natural slate for the roof tiles; metal balustrades; brickwork to match in colour and bonding; and painted render to match existing.

Use:

The use adds 2 additional rooms compatible with contemporary functional aspirations for a single family dwelling

Access:

Access will remain unaltered from existing.

Application History:

Pre-planning Application Advice has been obtained from Camden Council in July 2014
Ref: 2014/4049/PRE